

PLANNING APPLICATIONS COMMITTEE

ADDENDUM 25th July 2023

Item

1. ADD: A letter of objection has been received from Marcus Jones. Concerns raised related to: the impacts to the residential amenity of neighbours, noise and disruption and that the street is a quiet cul de sac with many elderly residents.
2. AMEND Neighbours Notified:
Neighbouring properties were sent letters notifying them of the proposed development on 23rd May 2023.

REMOVE: Section 3, remove sentence that says "However, when considering that this is to be a children's home, it is not considered necessary to provide parking for the residents as the children are unlikely to drive or own a car".

ADD: Additional objection letter from 2 people received on 19th July. Number of objections now 53 objections from 30 addresses. Believes applicant is only interested in making a profit as property was on the market but did not sell. Believes that applicant wishes to leave the district and thinks the council needs to consider long term interest of remaining residents. Questions reduction in number of staff. Believes nothing determinable has been addressed following additional information being provided.

3. AMEND condition 15 to read:
15. No phase of development shall commence above slab level until full details and samples of materials proposed to be used in the external parts of any building in that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority

AMEND condition 16 to read:

16. No development shall commence above slab level until details of a noise attenuation scheme, including glazing and ventilation details, to meet the standard for internal and external noise levels as defined in table 4 and paragraph 7.7.3.2 of BS8233:2014 (including consideration of maximum sound levels in line with the World Health Organisation's Guidelines for Community Noise) has first been submitted to and approved in writing by the Council. The dwelling shall not be occupied other than in accordance with the approved details.

A letter of support had also been received from the Bedworth Rugby Football Club. Points raised include:

- The Bedworth RFC had existed within Bedworth for the last 54 years.
- In 1977 the club secured a forty-year lease for the Smarts Road site
- The lease expired and the club has now moved to the Nicholas Chamberlaine site with a community use agreement for a minimum of 35 years
- Improvements are required at the Nicholas Chamberlaine site (drainage, floodlights and clubhouse/changing facilities)
- The required improvements can be facilitated through the S106 agreement for this development

Separate condition 29 into two conditions to read:

29. Junction visibility splays shall be provided within the site, passing through the limits of the site fronting the highway, with an 'x' distance of 2.4 metres and 'y' distances of 25.0 metres to the near edge of the carriageway.

30. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the carriageway.

Following on from paragraph 1 on page 59, the NBBC Parks team have since reviewed the submitted BNG assessment. They have questioned whether certain trees should be included within the calculation. If the concerned trees are to be removed from the calculation, this may result in an additional loss of approximately two units. Discussions will continue between the developers Ecologist and the Council's Parks teams to confirm the level of loss and the appropriate S106 contribution to compensated for this.