

## **PLANNING APPLICATIONS COMMITTEE**

### **ADDENDUM 14<sup>th</sup> June 2022**

Item  
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ADD to consultation responses:  
No objection subject to conditions & planning obligations from:  
WCC Highways

ADD to conditions:

26. The development shall not be occupied until space has been provided within the site for the parking of vehicles in general accordance with drawing number BLC-COL-ZZ-00-DR-L-1000 rev 12 (received by the Council on 4th May 2022).

27. The development shall not be occupied until improvements have been made to bicycle access to and within the site to improve access from cycle route NCN52 in accordance with a scheme submitted to and approved in writing by the Council.

28. The development hereby permitted shall not be occupied until a Travel Plan Coordinator has been appointed in accordance with approved Travel Plan 600190-HEX-00-TP-RP-X-0002 V03 (received by the Council on 2nd March 2022). The Travel Plan shall henceforth be implemented in accordance with the Action Plan contained therein, including the submission of details for review and monitoring to Council.

ADD Planning Obligations request from:  
WCC Highways- £1,500 towards the validation of the existing traffic signal junction of Coventry Road and Park Road following the occupation of the proposed development.

ADD to consultation responses:  
No objection subject to conditions & planning obligations from:  
WCC Highways

AMEND Condition 3 to read:

3. No construction, groundworks or remediation will be undertaken until a Construction Management Plan has been submitted to, and approved in writing by, the Council. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) Schedule of HGV delivery times and a HGV routing Plan;
- ii) Construction routes into the site;
- iii) Hours of work;
- iv) Loading and unloading of plant and materials;
- v) Storage of plant and materials used in constructing the development;

- vi) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- vii) details to prevent mud, debris and obstructions on the highway;;
- viii) Measures to control the emission of dust and dirt during construction;
- ix) Compound location
- x) A construction phasing plan including areas of car parking that will be available at each phase of the project;
- xi) Contractor and visitor parking arrangements and
- xii) A scheme for recycling/disposing of waste resulting from construction works.

Only the agreed details shall be implemented on site and shall be adhered to throughout the duration of construction.

ADD to conditions:

26. The development shall not be occupied until improvements have been made to bicycle access to and within the site to improve access from cycle route NCN52 in accordance with a scheme submitted to and approved in writing by the Council.

27. The development hereby permitted shall not be occupied until a Travel Plan Coordinator has been appointed in accordance with approved Travel Plan 600190-HEX-00-TP-RP-X-0002 V03 (received by the Council on 2nd March 2022). The Travel Plan shall henceforth be implemented in accordance with the Action Plan contained therein, including the submission of details for review and monitoring to Council.

ADD Planning Obligations request from:

WCC Highways- £1,500 towards the validation of the existing traffic signal junction of Coventry Road and Park Road following the occupation of the proposed development.

ADD Letter of objection raising the following points:

- 1) It is not appropriate to mix cyclists with motor vehicles at the main leisure centre access point.
- 2) There should be a primary cycle route located along the Green Spine.
- 3) Access should not be restricted for users of non-standard cycles.
- 4) The type of cycle shelter proposed creates a potential blind spot from one side which may be detrimental to security.
- 5) There is no indication that cycle parking facilities will be inclusive, and therefore able to accommodate non-standard cycles.
- 6) No provision for electric cycle charging facilities.
- 7) The cycle shelters must be located near to the main entrance to the building.
- 8) Increasing parking provision will only induce additional visits by motor vehicle.
- 9) Bus services should run into the site.
- 10) There are a number of problems with the Framework Travel Plan- there isn't unrestricted access for cyclists, some routes will be

unlit, Coventry Road is not a suitable cycle route and the site is not accessible by cycle.

11) Revisions should be made to better support sustainable travel such as the provision of public transport access near to the building entrance, reduction in car parking provision, parking charges due at all times, inclusive and accessible cycle parking that will accommodate non-standard cycles, provision for electric cycle charging, in-park cycle provision, enhancements on Coventry Road to provide safe, separated cycle provision into the site and explicit routing of cycling into the main site entrance.

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ADD Consultation Responses

Head of Strategic Housing states:

“It is disappointing that despite the initial intention, and Planning Permission for this development, that several years later the developer no longer has to provide much needed affordable rented units in response to a recently submitted financial viability declaration. It is unfortunate that even though there can be no affordable units on site, there is also no expectation, based on the viability assessment for an off -site payment ( commuted sum) in lieu of the affordable homes obligation.”