

Enquiries to:
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Date: 13th July 2022

Dear Sir/Madam,

A meeting of the **PLANNING APPLICATIONS COMMITTEE** will be held in **Council Chamber of the Town Hall, Nuneaton on Tuesday, 26th July 2022 at 6.00p.m, with a confidential item considered at 5.30pm.**

Public Consultation on planning applications will commence at 6.00pm (see Agenda Item No. 6 for clarification).

Please note that meetings may be recorded for future broadcast.

Yours faithfully,

BRENT DAVIS

Chief Executive

To: All Members of the Planning
Applications Committee

Councillors L. Cvetkovic (Chair),
C. Cape, M. Green, B.
Hammersley, J. Hartshorn, S.
Markham, B. Pandher, J.
Sheppard (Vice-Chair), E. Shiers,
R. Smith and K. Wilson.

AGENDA

PART I - PUBLIC BUSINESS

1. EVACUATION PROCEDURE

A fire drill is not expected, so if the alarm sounds please evacuate the building quickly and calmly. Please use the stairs and do not use the lifts. Once out of the building, please gather outside the Virgin Money building (formerly the Yorkshire Bank) on the opposite side of the road.

Exit by the door by which you entered the room or by the fire exits which are clearly indicated by the standard green fire exit signs.

If you need any assistance in evacuating the building, please make yourself known to a member of staff.

Please also make sure all your mobile phones are turned off or set to silent.

The meeting will be live streamed to YouTube and will be available to view via the NBBC website.

2. APOLOGIES - To receive apologies for absence from the meeting.

3. MINUTES - To confirm the minutes of the meeting held on 14th June 2022, attached **(Page 5)**.

4. DECLARATIONS OF INTEREST

To receive declarations of Disclosable Pecuniary and Other Interests, in accordance with the Members' Code of Conduct.

Declaring interests at meetings

If there is any item of business to be discussed at the meeting in which you have a disclosable pecuniary interest or non-pecuniary interest (Other Interests), you must declare the interest appropriately at the start of the meeting or as soon as you become aware that you have an interest.

Arrangements have been made for interests that are declared regularly by members to be appended to the agenda **(Page 11)**. Any interest noted in the Schedule at the back of the agenda papers will be deemed to have been declared and will be minuted as such by the Democratic Services Officer. As a general rule, there will, therefore, be no need for those Members to declare those interests as set out in the schedule.

There are, however, TWO EXCEPTIONS to the general rule:

1. When the interest amounts to a Disclosable Pecuniary Interest that is engaged in connection with any item on the agenda and the member feels that the interest is such that they must leave the room. Prior to leaving the room, the member must inform the meeting that they are doing so, to ensure that it is recorded in the minutes.

2. Where a dispensation has been granted to vote and/or speak on an item where there is a Disclosable Pecuniary Interest, but it is not referred to in the Schedule (where for example, the dispensation was granted by the Monitoring Officer immediately prior to the meeting). The existence and nature of the dispensation needs to be recorded in the minutes and will, therefore, have to be disclosed at an appropriate time to the meeting.

Note: Following the adoption of the new Code of Conduct, Members are reminded that they should declare the existence and nature of their personal interests at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is a Disclosable Pecuniary or a Deemed Disclosable Pecuniary Interest, the Member must withdraw from the room.

Where a Member has a Disclosable Pecuniary Interest but has received a dispensation from Standards Committee, that Member may vote and/or speak on the matter (as the case may be) and must disclose the existence of the dispensation and any restrictions placed on it at the time the interest is declared.

Where a Member has a Deemed Disclosable Interest as defined in the Code of Conduct, the Member may address the meeting as a member of the public as set out in the Code.

Note: Council Procedure Rules require Members with Disclosable Pecuniary Interests to withdraw from the meeting unless a dispensation allows them to remain to vote and/or speak on the business giving rise to the interest.

Where a Member has a Deemed Disclosable Interest, the Council's Code of Conduct permits public speaking on the item, after which the Member is required by Council Procedure Rules to withdraw from the meeting.

5. DECLARATIONS OF CONTACT

Members are reminded that contacts about any Planning Applications on this agenda must be declared before the application is considered

6. APPLICATIONS FOR PLANNING PERMISSION ON WHICH THE PUBLIC HAVE INDICATED A DESIRE TO SPEAK. EACH SPEAKER WILL BE ALLOWED 3 MINUTES ONLY TO MAKE THEIR POINTS – the report of the Head of Development Control, attached (**Page 14**)

7. APPLICATIONS FOR PLANNING PERMISSION ON WHICH NO MEMBER OF THE PUBLIC HAS INDICATED A DESIRE TO SPEAK – the report of the Head of Development Control, attached (**Page 14**)
8. ANY OTHER ITEMS which in the opinion of the Chair of the meeting should be considered as a matter of urgency because of special circumstances (which must be specified).
9. EXCLUSION OF PUBLIC AND PRESS
RESOLVED that under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting during consideration of the following item, it being likely that there would be disclosure of exempt information of the description specified in paragraph 12 of Part I of Schedule 12A to the Act.
10. 038570, SITE 95C004 – FORMER LABOUR CLUB, CHAPEL STREET, BEDWORTH, WARWICKSHIRE – report of the Head of Planning and Building Control.

NUNEATON AND BEDWORTH BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

14th June 2022

A meeting of the Planning Applications Committee was held on Tuesday, 14th June 2022, in the Council Chamber and live streamed.

Present

Councillor L. Cvetkovic (Chair)

Councillors: C. Cape, B. Hammersley, S. Harbison (substitute for Councillor M. Green), J. Hartshorn, B. Pandher, J. Sheppard (Vice-Chair), E. Shiers, R. Smith, M. Walsh (substitute for Councillor s. Markham) and K. Wilson.

Apologies: Councillors M. Green and S. Markham.

PLA8 **Minutes**

RESOLVED that the minutes of the meeting held on the 24th May 2022 be confirmed and signed by the Chair.

PLA9 **Declarations of Interest**

RESOLVED that the Declarations of Interest for this meeting are as set out in the Schedule attached to these minutes.

PLA10 **Declarations of Contact**

In relation to Planning Application 038702: Site 105B008, Bedworth Leisure Centre & Land at Miner's Welfare Park, Councillor K. Wilson declared that as Leader of the Council he had met with the architects of the design, but advised of his role on the Planning Committee and gave no indication of his voting intention.

Councillor Smith declared that as Cabinet Member he had attended several briefings relating to Planning Application 038702: Site 105B008, Bedworth Leisure Centre & Land at Miner's Welfare Park, but gave no indication of his voting intention.

IN PUBLIC SESSION

PLA11 **Planning Applications**

(Note: Names of the members of the public who submitted statements or spoke are recorded in the Schedule).

RESOLVED that decisions made on applications for planning permission are as shown in the attached schedule, for the reasons and with the conditions set out in the report and addendum, unless stated otherwise.

Chair

SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION AND
RELATED MATTERS REFERRED TO IN MINUTE PLA11 OF THE
PLANNING APPLICATIONS COMMITTEE ON 14th JUNE 2022

038702: Site 105B008, Bedworth Leisure Centre & Land at Miner's Welfare
Park

Applicant: Nuneaton and Bedworth Borough Council

**Public Statements: Councillor K. Kondakor
Councillor S. Markham**

DECISION

Planning permission be granted subject to a legal agreement and the conditions printed in the agenda and addendum.

038570: Site 95c004 – Former Labour Club, Chapel Street, Bedworth,
Warwickshire

Public Statements: Councillor K. Kondakor

DECISION

Deferred to allow for the Committee to consider in private session the viability calculations in more detail. With particular reference to the profit margin expected by the developer, the point at which the scheme is unviable, if the obligations included in the calculations are index linked or not, and more general information about how the calculations were derived.

Planning Applications Committee - Schedule of Declarations of Interests – 2022/2023

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
	General dispensations granted to all members under s.33 of the Localism Act 2011			Granted to all members of the Council in the areas of: <ul style="list-style-type: none"> - Housing matters - Statutory sick pay under Part XI of the Social Security Contributions and Benefits Act 1992 - An allowance, payment given to members - An indemnity given to members - Any ceremonial honour given to members - Setting council tax or a precept under the Local Government Finance Act 1992 - Planning and Licensing matters - Allotments - Local Enterprise Partnership
	C. Cape	Director of Capability Coaching and Consultancy Ltd.	Member of the following Outside Bodies: <ul style="list-style-type: none"> • Armed Forces Covenant Meeting 	
	L. Cvetkovic (Chair)	Head of Geography (Teacher), Sidney Stringer Academy, Coventry	The Bulkington Volunteers (Founder); Bulkington Sports and Social Club (Trustee) Member on the following Outside Bodies: <ul style="list-style-type: none"> • Building Control Partnership Steering Group 	
	M. Green	Employed by Horiba Mira – Calibration Technician	Chair of Education Standards Committee – St Thomas More School Executive Member – Nuneaton Conservatives. Secretary – St Vincent De Paul Society at Our Lady of the Angels Church. Our Lady of the Angels Church. Member on the following Outside Bodies: <ul style="list-style-type: none"> • Friendship Project for Children. 	
	B. Hammersley	County Councillor – W.C.C.	Member on the following Outside Bodies: <ul style="list-style-type: none"> • Hammersley, Smith and Orton Charity 	

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
	J. Hartshorn	Employed by Nuneaton Library – Digital Inclusion – WCC (Senior Customer Service Assistant) COVID Community Testing – WCC – Team Leader (Casual)	Member of Nuneaton Conservatives	
	S. Markham	County Councillor – W.C.C.	Governor at Ash Green School Member of the following Outside Bodies: <ul style="list-style-type: none"> • Nuneaton and Bedworth Sports Forum • Warwickshire Direct Partnership • Warwickshire Waste Partnership • Sherbourne Asset Co Shareholder Committee 	
	B. Pandher		Member of Warwickshire County Council Treasurer & Trustee of Nanaksar Gurdwara Gursikh Temple; Coordinator of Council of Sikh Temples in Coventry; Secretary of Coventry Indian Community; Trustee of Sikh Monument Trust Vice Chair Exhall Multicultural Group Member of the following Outside Bodies: <ul style="list-style-type: none"> • Foleshill Charity Trustee – Proffitt’s Charity 	
	J. Sheppard (Vice-Chair)		Partnership member of the Hill Top and Caldwell Big Local. Director of Wembrook Community Centre. Member of the Management Committee at the Mental Health Drop in.	Dispensation to speak and vote on any matters of Borough Plan that relate to the Directorship of Wembrook Community Centre
	E. Shiers	Employed by and Director of Cannon Enterprise Ltd. Director of The Fresh Dessert Company	The Labour Party Coventry East Credit Union	

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
	R. Smith		Chairman of Volunteer Friends, Bulkington; Trustee of Bulkington Sports and Social Club; Member of the following Outside Bodies: <ul style="list-style-type: none"> • A5 Member Partnership; • PATROL (Parking and Traffic Regulation Outside of London) Joint Committee; • Building Control Partnership Steering Group • Bulkington Village Community and Conference Centre • Representative on the Nuneaton and Bedworth Older Peoples Forum • West Midlands Combined Authority and Land Delivery Board 	
	K.D. Wilson	Acting Delivery Manager, Nuneaton and Warwick County Courts, HMCTS, Warwickshire Justice Centre, Nuneaton	Deputy Chairman – Nuneaton Conservative Association Corporate Tenancies: properties are leased by NBBC to Nuneaton and Bedworth Community Enterprises Ltd, of which I am a Council appointed Director. Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Director of Nuneaton and Bedworth Community Enterprises Ltd (NABCEL) • Coventry, Warwickshire and Hinckley & Bosworth Joint Committee • District Council Network • Local Government Association • Director of Coventry and Warwickshire Local Enterprise Partnership Ltd (CWLEP) • West Midlands Combined Authority 	

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	L. Cvetkovic (Chair)	Head of Geography (Teacher), Sidney Stringer Academy, Coventry	The Bulkington Volunteers (Founder); Bulkington Sports and Social Club (Trustee) Member on the following Outside Bodies: <ul style="list-style-type: none"> • Building Control Partnership Steering Group 	
	M. Green	Employed by Horiba Mira – Calibration Technician	Chair of Education Standards Committee – St Thomas More School Executive Member – Nuneaton Conservatives. Secretary – St Vincent De Paul Society at Our Lady of the Angels Church. Our Lady of the Angels Church. Member on the following Outside Bodies: <ul style="list-style-type: none"> • Friendship Project for Children. 	
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	B. Pandher		Member of Warwickshire County Council Treasurer & Trustee of Nanaksar Gurdwara Gursikh Temple; Coordinator of Council of Sikh Temples in Coventry; Secretary of Coventry Indian Community; Trustee of Sikh Monument Trust Vice Chair Exhall Multicultural Group Member of the following Outside Bodies: <ul style="list-style-type: none"> • Foleshill Charity Trustee – Proffitt’s Charity 	
	J. Sheppard (Vice-Chair)		Partnership member of the Hill Top and Caldwell Big Local. Director of Wembrook Community Centre. Member of the Management Committee at the Mental Health Drop in.	Dispensation to speak and vote on any matters of Borough Plan that relate to the Directorship of Wembrook Community Centre
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Applications for Planning Permission etc.
Agenda Item Index

Planning Applications

Item No.	Reference	Ward	Address	Page No.
1.	038625	AB	Site 50D006, Marlborough Road, Nuneaton	15
2.	038023	EX	Site 124A003, Land rear of 1-23 Mercers Meadow, off Pilgrims Walk, Keresley End	32

Wards:					
AB	Abbey	AR	Arbury	AT	Attleborough
BA	Barpool	BE	Bede	BU	Bulkington
CH	Camp Hill	EX	Exhall	GC	Galley Common
HE	Heath	KI	Kingswood	PO	Poplar
SL	Slough	SN	St Nicolas	WB	Wembrook
WE	Weddington	WH	Whitestone		

REFERENCE No. 038625

Site Address: Site 50D006, Marlborough Road, Nuneaton, Warwickshire

Description of Development: Outline planning consent for the extension of existing building to create 1 No. additional apartment to first and 3 No. apartments to second floors (with landscaping to be considered at reserved matters) following approval of 029692

Applicant: Mrs Kambo

Ward: AB

RECOMMENDATION:

Planning Committee is recommended to grant planning permission, subject to the conditions printed.

INTRODUCTION:

This is an outline planning application for the extension of existing building known as The Old Mill Apartments to create 1 No. additional apartment to the first floor and 3 No. apartments to the second floor. Landscaping is to be considered at reserved matters stage.

The site was granted permission previously in 2009 for the change of use of the units 3/3A, known then as Coutaulds Canteen (Light Industrial Use) to 9 apartments.

The building is currently two-storeys high and features red brick elevations, with large, curved sash windows. Brickwork detailing is also present, which adds architectural interest to the building.

Adjoined to the building is the Sikh Mission Centre which occupies both the ground and first floor level. The traditional and original 1.8m high wall is situated along the front boundary of the property and is composed of red brick and metal, defined by brick pillars at regular intervals.

There are at present 15 trees which surround the site, including Yew, Laurel & Holly trees and these trees are protected by a Tree Preservation Order (TPO). There is also a mix of other vegetation interspersed within this area of landscaping. This application will see the removal of 2 of these trees – T4 and T15.

There is a car park to the northwest side of the building, however, this is outside of the ownership as defined by the red line on the location plan and is used by the Sikh Temple. There is no off-street parking as part of the existing development and there is none proposed as part of the extension.

The surrounding area is predominately residential, including terraced properties along Bracebridge Street (to the northeast) and Princes Street (to the southeast). There are also a number of residential apartments located opposite the front of the

site (to the southwest) within Gillett Close. Aside from residential, there is a corner shop, doctors surgery and Sikh Temple within close proximity of the site.

BACKGROUND:

This is an outline application for the extension of the existing building to form 4 new apartments. The following matters are to be considered at this stage:

- Access – accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- Layout – the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development.
- Scale – the height, width and length of each building proposed in relation to its surroundings.
- Appearance – The aspects of a building or place which determine the visual impression it makes, including the external built form of the development.

The following matter is reserved and to be considered at a future stage and does not form part of this application:

- Landscaping – Treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls.

RELEVANT PLANNING HISTORY:

- 031372 - Removal of trees T1,4,6,8,10,11,14 &15 works to trees T2,3,5,7,9,12 &13 covered by TPO 6/86 – withdrawn 26/03/2012
- 031095 – Change of use to 5 apartments (resubmission following refusal) – withdrawn 28/10/2011
- 030233 – Change of use to 5 apartments to include cycle store to front (Former Coutaulds Canteen, Unit 1 Marlborough Road) – refused by committee 15/9/2010
- 029692 – Change of use to 9 apartments (Former Coutaulds Canteen, 3/3A Marlborough Road) (Resubmission following withdrawal of 29146) – approved by committee 26/11/2009
- 029146 – Change of use to 9 apartments to include new pedestrian access and vehicular access (Former Coutaulds canteen, 3/3A Marlborough Road) – withdrawn 22/01/2009
- 012318 – change of use to 11 apartments (Former Coutaulds Canteen, 3/3A Marlborough Road) – withdrawn 11/12/2008
- TP/0757/01 (008750) – Change of use from light industrial to residential (resubmission after refusal TP/03200/00) – refused 09/12/2002
- TP/0684/01 (008289) – Entrance doors and gates to front – refused by committee 04/03/2002
- TP/0320/00 (003933) – change of use from light industrial to residential – refused by committee 12/06/2001
- TP/0526/00 (006420) Erection of external storage building – approved by committee 09/11/2000
- TP/0365/00 (004474) - Retention of storage building to rear – approved by committee 06/09/2000

- TP/0016/93 (000284) - RETENTION OF BOILER FLUE TO REAR – approved by committee 5/3/1993

RELEVANT PLANNING POLICIES:

- Policies of the Borough Plan 2019:
 - DS1 – Presumption in favour of sustainable development
 - DS2 – Settlement Hierarchy and Roles;
 - DS3- Development Principles;
 - BE3 – Sustainable design and construction
 - Supplementary Planning Guidance / Supplementary Planning Documents.
- Affordable Housing SPD 2020.
- Sustainable Design and Construction SPD 2020.
- Transport Demand Management Matters SPD 2022.
- National Policy Planning Framework (NPPF).
- National Planning Practice Guidance (NPPG).

CONSULTEES NOTIFIED:

NBBC Parks & Open Space, NBBC Environmental Health, NBBC Planning Policy, NBBC Private Sector Housing, WCC Highways, Severn Trent

CONSULTATION RESPONSES:

No objection from:
WCC Highways

No objection subject to conditions from:
NBBC Parks

No response from:
NBBC Policy, NBBC Private Sector Housing, NBBC Environmental Health, Severn Trent Water

NEIGHBOURS NOTIFIED:

2, 2a-2b, 2A, 4, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 35A, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 95, 97, 99, 101, 102, 104, 106, 108, 110, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, “UNS Developments 14”, Norman Avenue, “Elim Youth Hall”, “Furniture Direct”, “Glendene”, “Unit 2”, “Manhattan Bed Company”, “ROBO Digital Print”, “Sikh Mission Centre”, “Shri Guru Teg Bahadur Gurdwara”, “Grahams Off Licence”, 1-9 The Old Mill Apartments, 2, 2a, Flats 1-2 2A, Flats 1-2 4, 4, 6, 8, 9, 9a, 10, 11, 11A, 11B, 12, 13, 13A, 14, Flats 1-7 15, 15, Rear of 15, 16, 17, 18, Flats 1-2 18, 19, 20, Flats 1-2 20, 21, 22, 23, 24, 25, 26a, 26, 27, 28, 29, 30, Flats 1-4 30, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41, 43, 45, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, Flats 1-9 59, 60, 61, 62, 63, 64, 66, 67, Flats 1-6 67, 68, 69, 70, 71, 72, 73, Flats 1-9 73, 74, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116 Marlborough Road, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147 Bracebridge Street, 1-36 Gillett Close, “The Old Mill Surgery” Kenilworth Drive, 1-9 Kings Court Kingsway, 19, 21, 23, 25, 27 Princes Avenue,

Neighbouring properties were sent letters notifying them of the proposed development on 16th February 2022, 21st March 2022 and 1st April 2022. Neighbour letters were sent to additional address on 1st April 2022.

A site notice was erected on street furniture on 28th February 2022 and 25th March 2022.

NEIGHBOUR RESPONSES:

There have been 10 objections from 6 addresses and 3 objections with no address provided. The comments are summarised below:

1. Impact on on-street parking
2. Loss of light
3. Loss of privacy
4. The height to the top of the trees within the site are too tall
5. Loss of/ blocked off fire escape if approved

APPRAISAL:

The key issues to assess in the determination of this application are;

1. The principle of the development
2. The Impact on Residential amenity
3. The Impact on Visual amenity
4. The Impact on highway safety
5. Impact on Trees
6. Conclusion

1. The Principle of Development

The National Planning Policy Framework refers to a presumption in favour of sustainable development and sets out one of the core principles of the planning system is to encourage the effective use of underutilised land and buildings.

The site is located within a predominantly residential area, including the site itself as existing. The development will see an existing apartment block extended to the side at first floor level and a new second storey added to create a total of 4 apartments. The principle of residential dwellings on this site was established under the previously approved application ref 029692. The street scene is made up of a mix of single storey, two-storey and three-storey units. This proposal seeks to increase the building to three-storey level.

As the site is within the defined settlement boundary within an existing residential area, the principle of development is considered to be acceptable.

2. The Impact on Residential Amenity

The way buildings relate to each other, their orientation and separation distance must provide and protect acceptable levels of amenity for both existing and future residents. These standards can be used flexibly, depending on house layout and on-site circumstance.

The proposal has been amended since its original submission to reduce the impact of the proposal on the amenity of the neighbours to the rear of the site on Bracebridge Street. These changes included reducing the depth of the extension at

the second floor level, which in turn has reduced the number of new apartments from 5 to 4.

The main impact would be to the neighbours to the north-east of the site, situated on Bracebridge Street (numbers 125-139) and to the neighbours to the south on Prince's Avenue.

Firstly, considering the impact on Bracebridge Street, these dwellings are terraced in nature with some extended elements to the rear which project out at both ground and first storey. It is considered that a number of these properties have been extended and therefore, most of the windows within the extended parts are likely to be unoriginal.

As per the Councils Sustainable Design and Construction SPD, front, rear and side facing windows to habitable rooms will be protected from significant overlooking and overshadowing where such windows are the primary source of light and are the original openings in the house. Habitable rooms are where occupants spend significant amounts of time such as the lounge, kitchen, dining room and bedrooms. In the interest of protecting privacy, a minimum of 20m separation distance is required between the existing ground floor and first floor habitable room windows and proposed ground and first floor habitable room windows. Where a three-storey development is proposed, a distance of 30m will normally be required where such an elevation containing windows faces another elevation with window.

In this case, the proposal will see the building increasing in height from a two-storey to three-storey building and therefore, 30m would normally be required. The amended proposed plans show a staggered building line at the third storey level, with the part closest to the dwellings being free of any rear facing windows. Instead, the windows for this apartment have been relocated to the side.

The properties on Bracebridge Street have rear first floor bedroom windows. The separation distances between the bedroom windows and the extended building is 30m, therefore complying with the SPD.

In order to protect privacy of neighbour's outdoor amenity space, habitable room windows above ground floor shall be at least 7m from the boundary. The building as existing has a separation distance from the boundary of 6.22m. Therefore, although the proposed first floor apartment would be less than what is required by the SPD, the precedent has already been set by the existing windows upon the building and is therefore, on balance, considered to be acceptable as it would result in little additional harm.

In the interests of protecting aspect and light, where the window of a habitable room faces a blank elevation which is a storey higher, the SPD states that there shall be a minimum separation distance of 14m. In this case, the rear first floor windows which serve the bedrooms of the properties on Bracebridge Street and which directly face the part of the extended building at third storey in which there are no windows (the lounge area of apartment 11), the separation distance is ~25.85m. This separation distance is therefore found to be acceptable and compliant with the SPD.

We must also consider the separation distances from the site with the properties on Prince's Avenue, namely No's 21-27. These dwellings are a mix of detached, semi-detached and terraced properties. The proposed extension will have side facing

windows at first and second floor level which serve habitable rooms to the new apartments. The separation distance between the extended first floor and the nearest habitable window of the residential dwellings which directly face this part of the building (23 and 25 Prince's Avenue) is 29.46m. These views are also significantly obscured by the trees, which do afford some protection as they are protected by TPO. The separation distance between the second floor and the nearest habitable windows which serve the dwellings on Prince's Avenue increases to 35.2m. Therefore, the proposal provides sufficient separation distances to not cause undue harm to the private amenity of neighbours. The separation distances are also compliant with the SPD.

There are no blank walls proposed to the side of the building. The habitable room windows at first and second floor are, to the closest point, 8.8m to the boundary. Again, this is in line with the separation requirements of the SPD which requires a minimum of 7m.

On balance, it is considered that the proposal is mostly in accordance with the separation distances contained within the SPD and therefore, the impact on residential amenity in terms of loss of light, loss of privacy, overlooking and overbearing impact will not be significantly harmful.

In terms of outdoor amenity space, such as gardens and open space, the apartment as existing has very little outdoor space. The space that is available is mostly enclosed by trees. Therefore, although the SPD requires such space is included with new development, as there is very little outdoor amenity space at present, it is not considered to be so harmful to the amenity of the residents to warrant refusal of the application. Furthermore, the location of the apartments is within a suitable walking distance to Marlborough Road Play Area, as well as Nuneaton Town Centre.

In terms of waste, the agent has confirmed that there is currently 3 x 1100 litre bins (2 general and 1 recycling) with sufficient space to add two more 1100 litre bins (1 general and 1 recycling) which is sufficient for four apartments as this calculates to more than 240 litres refuse and 240 litres recycling per apartment. This is considered to be acceptable for the additional apartments.

In March 2014, the Government set out a review of the housing standards resulting in a nationally described space standard. For a 1-bedroom, 1 storey dwelling the minimum internal space is 39 sq. m (or 37 sq. m if a shower room is proposed) and for a 2-bedroom, 1 storey dwelling the minimum space is 61 sq. m.

The proposed apartments exceed these standards as follows:

Apartment 10 – 1 bedroom – 52 sq. m
Apartment 11 – 2 bedroom – 64 sq. m
Apartment 12 – 1 bedroom – 52 sq. m
Apartment 13 – 2 bedroom – 62 sq. m

NBBC Environmental Health were consulted on this application, however, no comments were received. It is therefore considered that, on balance, the proposal is acceptable in terms of the impact on residential amenity.

3. The Impact on Visual Amenity

The character of the area is mostly residential in nature. The area is characterised by two-storey and three-storey dwellings/apartments. The materials of the building as

existing are red brick, but within the street scene there is a mix of materials including brick and render.

The proposal has been amended since its original submission as requested by the case officer. The scheme now proposes a first-floor side extension, which will be set behind the original first floor and will essentially fill in a gap to the side. The extension will be hidden from the front, although there may be some views of it from the side through the trees. The extension will line through in terms of height with the existing height of the building and will feature curved sash windows to match the existing windows. An extension is also proposed at second storey level, to create a third level to the building. This will increase the height of the building by 1.85m. The roof will be flat, which is the same as the building as existing. Again, curved sash windows are proposed to the front elevation, although these windows will be smaller than the windows of the original building due to the lower ceilings. The plans show a matching brick, so that the extension blends in with the existing building. A condition will be included on the decision notice to ensure materials are submitted to ensure that the brick and other materials match.

On balance, it is considered that, although the visual appearance of the building will be altered, the size, scale and style are appropriate, and will blend in with the existing fabric of the building. Furthermore, by appropriate use of matching materials and window styles, the proposed extension is considered to be acceptable, and will not cause any undue harm to the visual amenities of the area.

4. The Impact on Highway Safety

A number of objections have been received in relation to parking. In order to accord with NBBC Parking Standards, a total of 6 off-street parking spaces should be provided to accord with the standards. There is no off-street parking to the apartments as existing, and none are proposed as part of this extension due to the constraints on the site. As such, any residents requiring parking would need to be accommodated on-street. Marlborough Road fronting the site is subject to a TRO in the form of Double Yellow Lines.

WCC Highways were consulted on this application and given that the development could result in an additional 6 vehicles parking on-street at a location where on-street parking is in high demand, a parking survey was requested. The submitted parking survey shows that there is capacity for on-street parking within an acceptable walking distance from the site and as such, a response of no objection was submitted from the Highways officer.

It is therefore considered that, on balance, there is sufficient on-street parking to accommodate the additional cars and there will be no detrimental harm to the highways network as a result of the proposal.

5. Impact on Trees

The site is surrounded by a total of 14 trees which are protected by TPO. NBBC Parks and Open spaces were consulted on this application. Further information regarding the trees, including updated tree constraints plan with Root Protection Areas marked on, tree schedule and construction constraints plan was submitted. It is worth noting that the extensions to the building will be at first and second floor only and therefore there will no construction works proposed within the Root Protection Areas of the trees.

The tree constraints plan shows the removal of 2 trees – T4 and T15. Tree T4 is a Laurel tree. The tree canopy has previously been removed due to it overhanging an adjacent property. The tree exhibits poor form and is acutely leaning on a 60-degree angle. T15 is also a Laurel tree. It is a multi-stemmed specimen with included bark unions, numerous bark wounds and associated decay pockets. The tree officer has confirmed that, the arboricultural detail as provided is acceptable at this time. Therefore, on balance, the removal of the 2 trees is found to be acceptable due to their low quality and lack of amenity value.

The agent has also confirmed that the build will be produced off-site and will be craned onto the roof in panels, to avoid any trees being disturbed. The construction method states that only a minimal amount of material and plant equipment will be required on-site, and a space has been allocated for such materials.

The tree officer has confirmed that, based on the information contained within the construction constraints plan regarding how the build will be carried out to avoid damaging the trees, the proposal is considered to be acceptable in terms of the impact on the protected trees.

6. Conclusion

In conclusion, the NPPF promotes a presumption in favour of sustainable development, and in line with the Planning and Compulsory Purchase Act 2004 states that decisions should be made in line with an adopted Development Plan, unless material considerations indicate otherwise.

The potential impacts of the proposed development in relation to residential amenity, visual amenity, highway safety and the impact on protected trees have all been considered. The assessment has subsequently shown that there would be no adverse impacts in these instances. However, where potential adverse impacts are identified, it would be possible to mitigate against this through the use of conditions.

Taking into account the above assessment, it is consequently considered that the proposed development would be in accordance with the development plan and other policies within the NPPF. Furthermore, there are no material considerations or adverse impacts which indicate that the application should be refused. It is therefore considered that the proposed development would achieve sustainable development which should consequently be approved subject to conditions.

REASONS FOR APPROVAL:

Having regard to the pattern of existing development in the area, relevant provisions of the development plan, as summarised above, and the consultation responses received, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

SCHEDULE OF CONDITIONS:

4. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

Description	Reference number	Date received
Location plan		07/02/2022
Site plan	151/001	07/02/2022
Location/block plan	151/000	24/03/2022
Proposed section	151/035	23/03/2022
Proposed rear elevation	151/028A	23/03/2022
Proposed front elevation	151/026A	23/03/2022
Proposed side elevation	151/027A	23/03/2022
Proposed 1st floor plan	151/023A	23/03/2022
Proposed 2nd floor plan	151/025A	23/03/2022
Construction constraints plan		18/04/2022
Tree constraints plan	DWG 1	18/04/2022

5. No development shall commence 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 Council. The development shall not be carried out other than in accordance with the approved details.

6. The details required by condition 1(e) shall be carried out within 12 months of the commencement of the development and subsequently maintained in the following manner:

Any tree or plant (including any replacement) which, within a period of five years from the implementation of the scheme, dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless the Council consents in writing to any variation.



Location plan

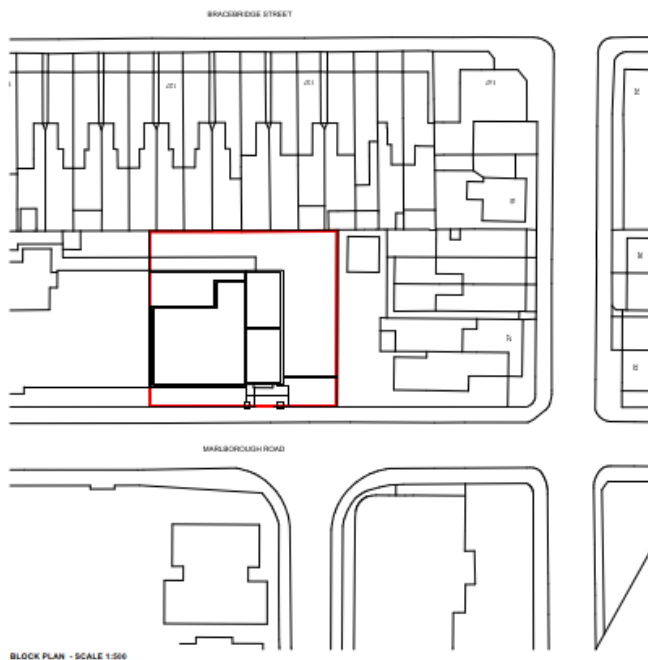


SITE PLAN

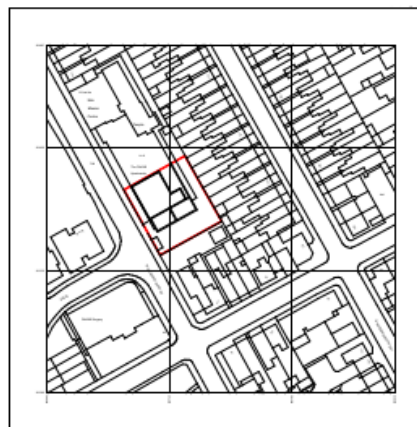
Site plan

MVSK | DESIGN

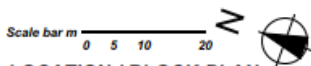
1:250 @ A3
02 MILL APARTMENTS
SITE PLAN
15/1/201



BLOCK PLAN - SCALE 1:500



LOCATION PLAN - SCALE 1:1250



LOCATION / BLOCK PLAN

Location/block plan

MVSK | DESIGN

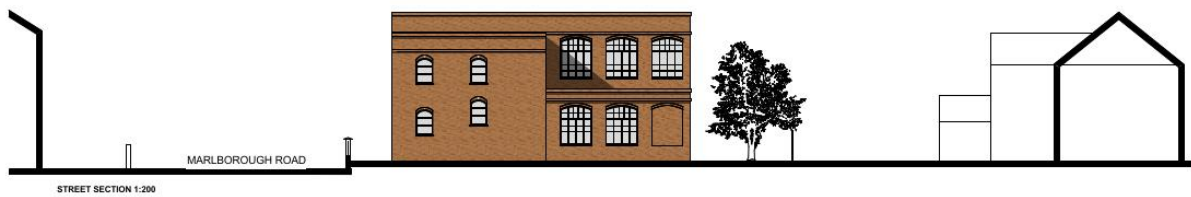
1:500 / 1:1250 @ A3
02 MILL APARTMENTS
LOCATION / BLOCK PLAN
15/1/201



Existing front elevation



Existing rear elevation



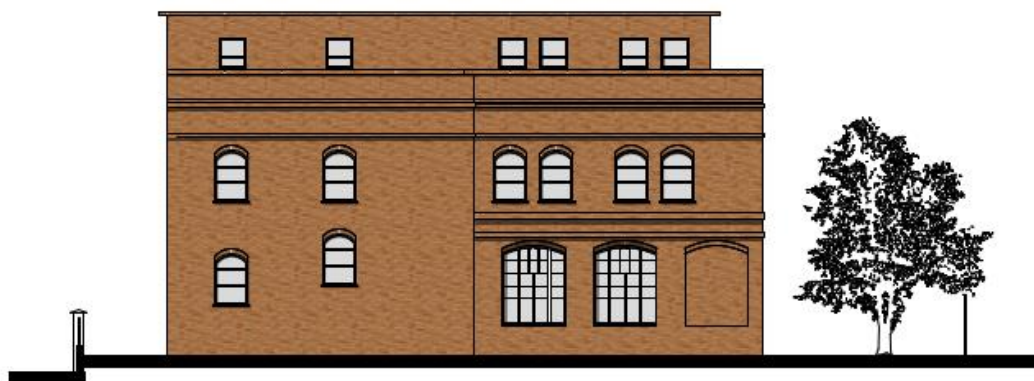
Existing side elevations



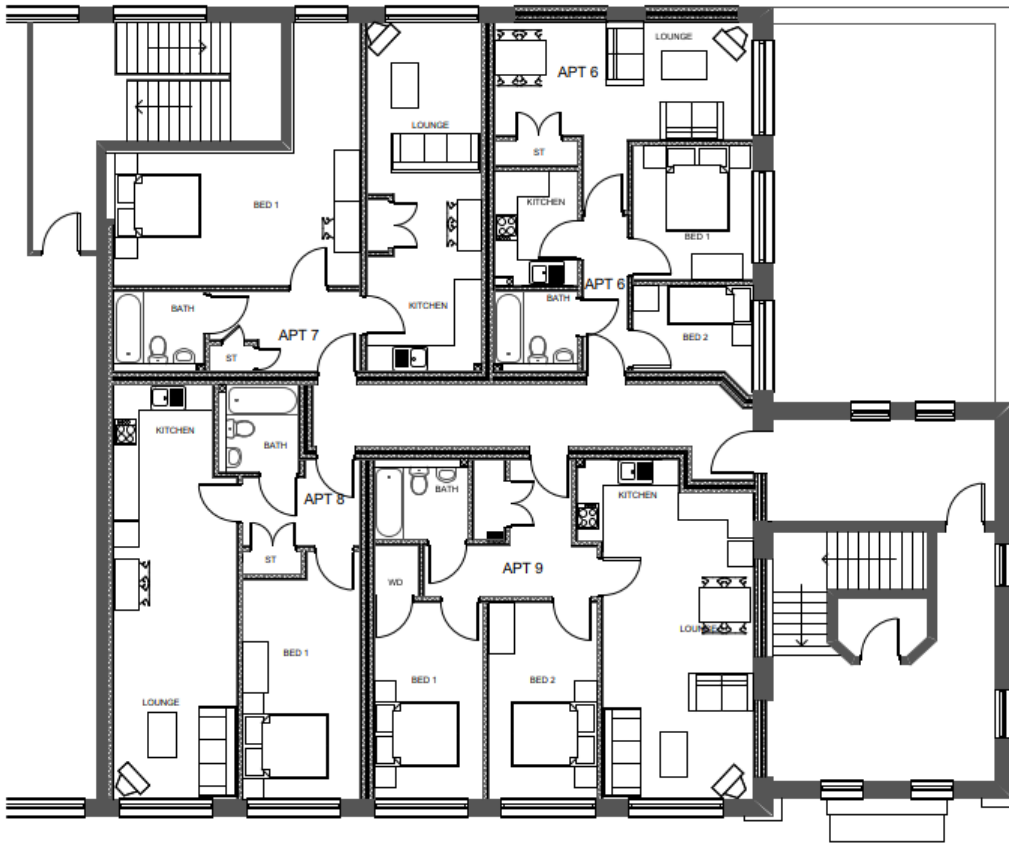
Proposed front elevation



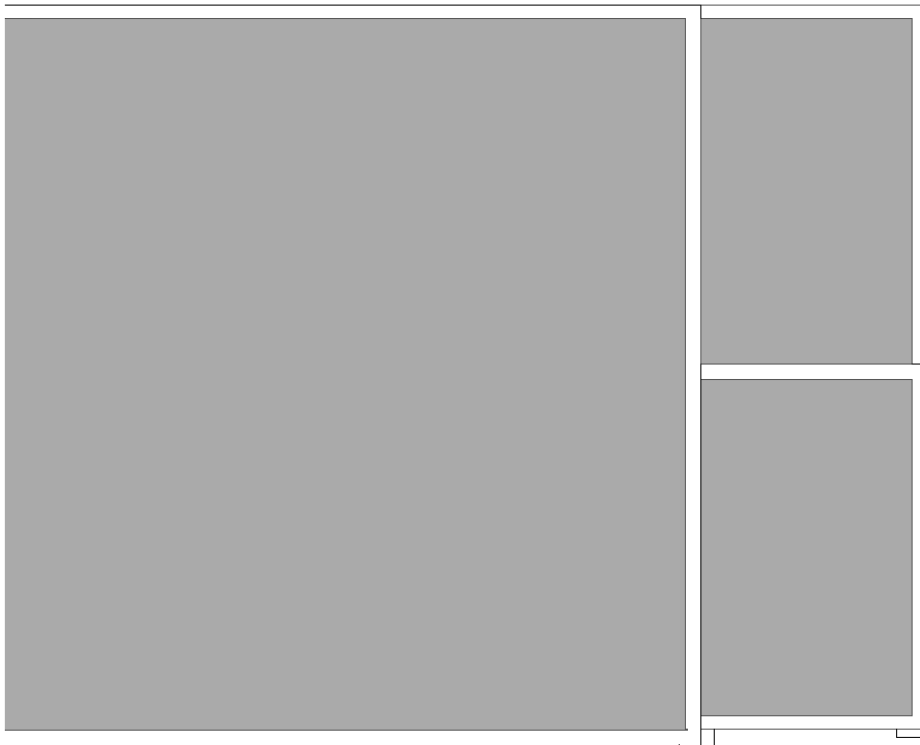
Proposed rear elevation



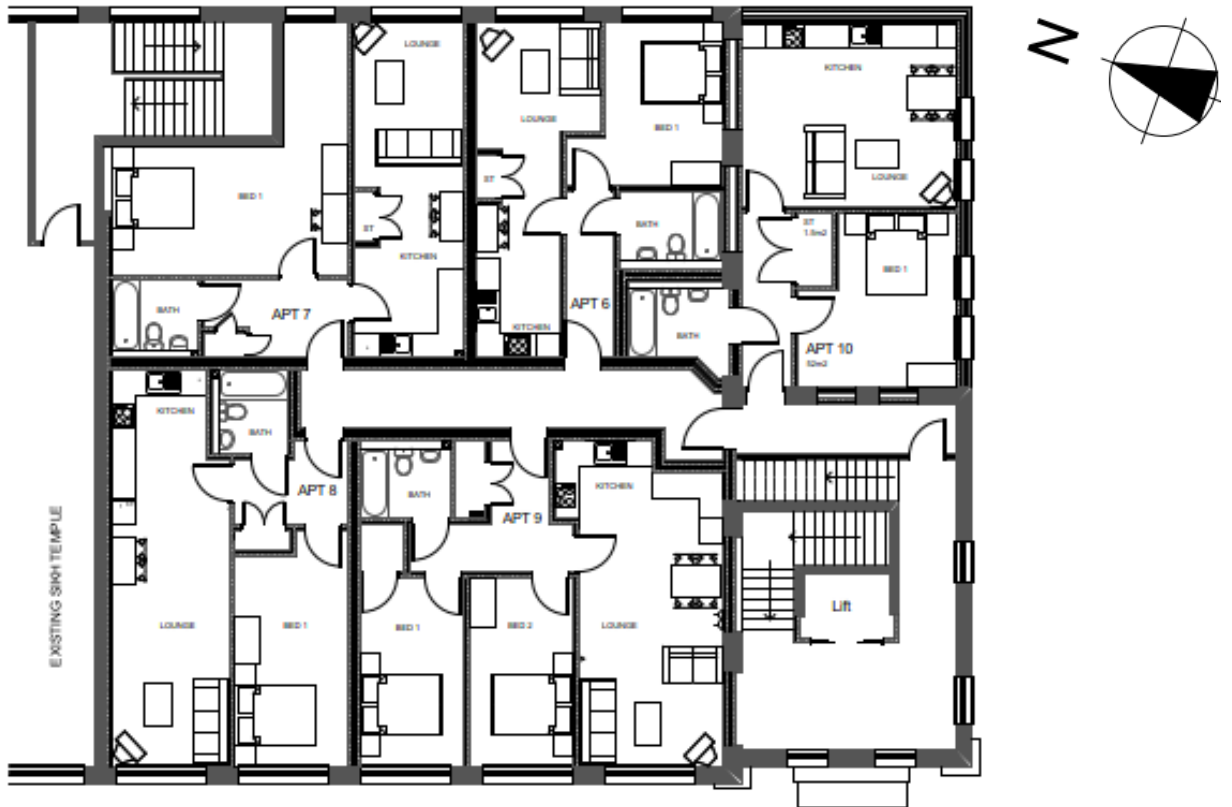
Proposed side elevations



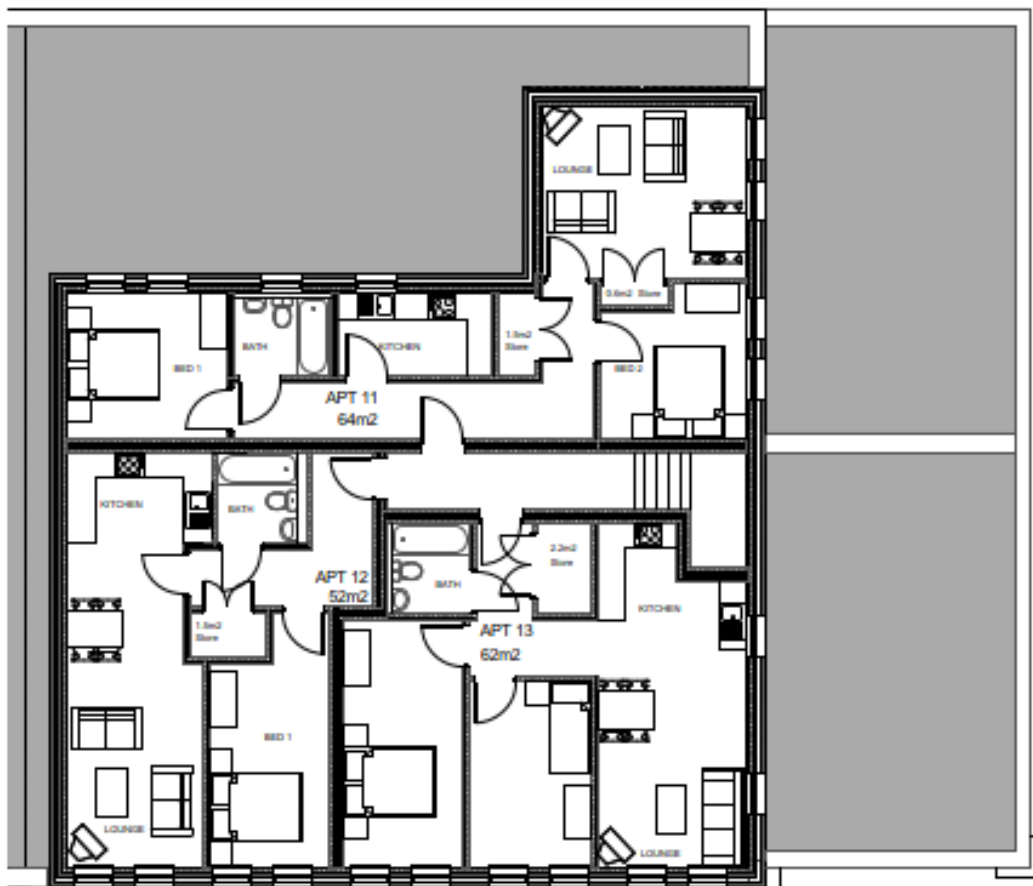
Existing first floor plan



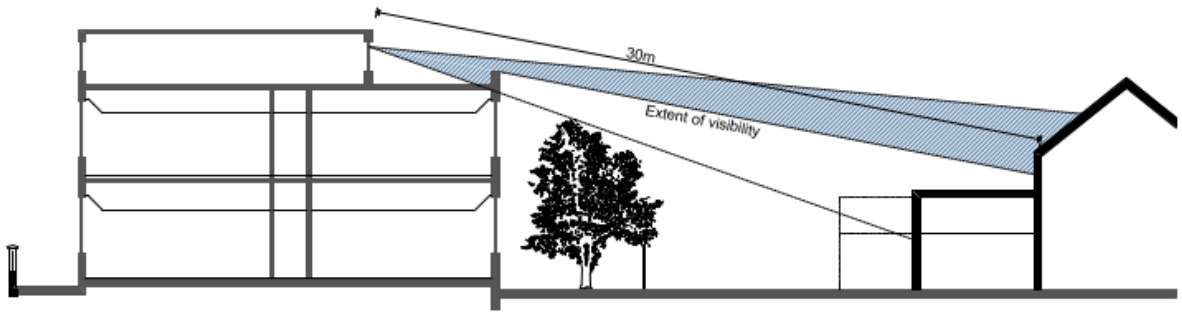
Existing second floor plan



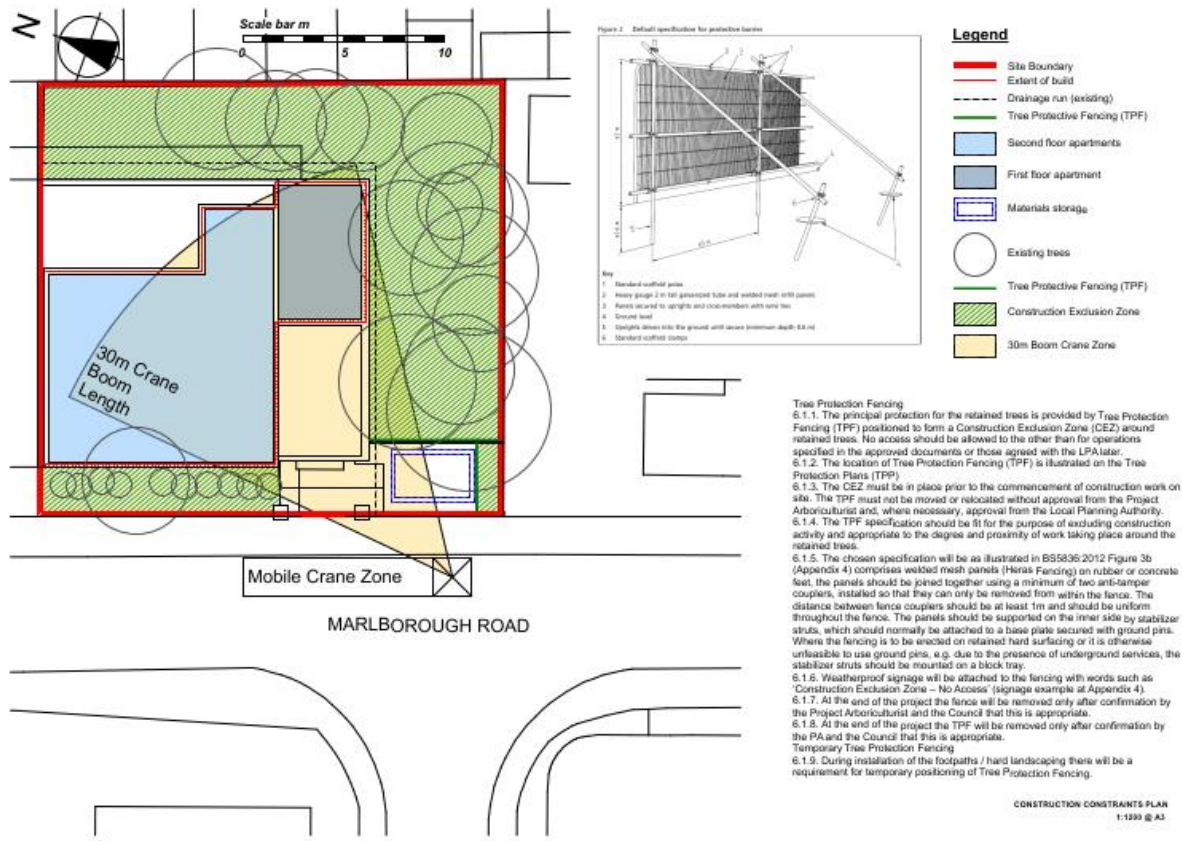
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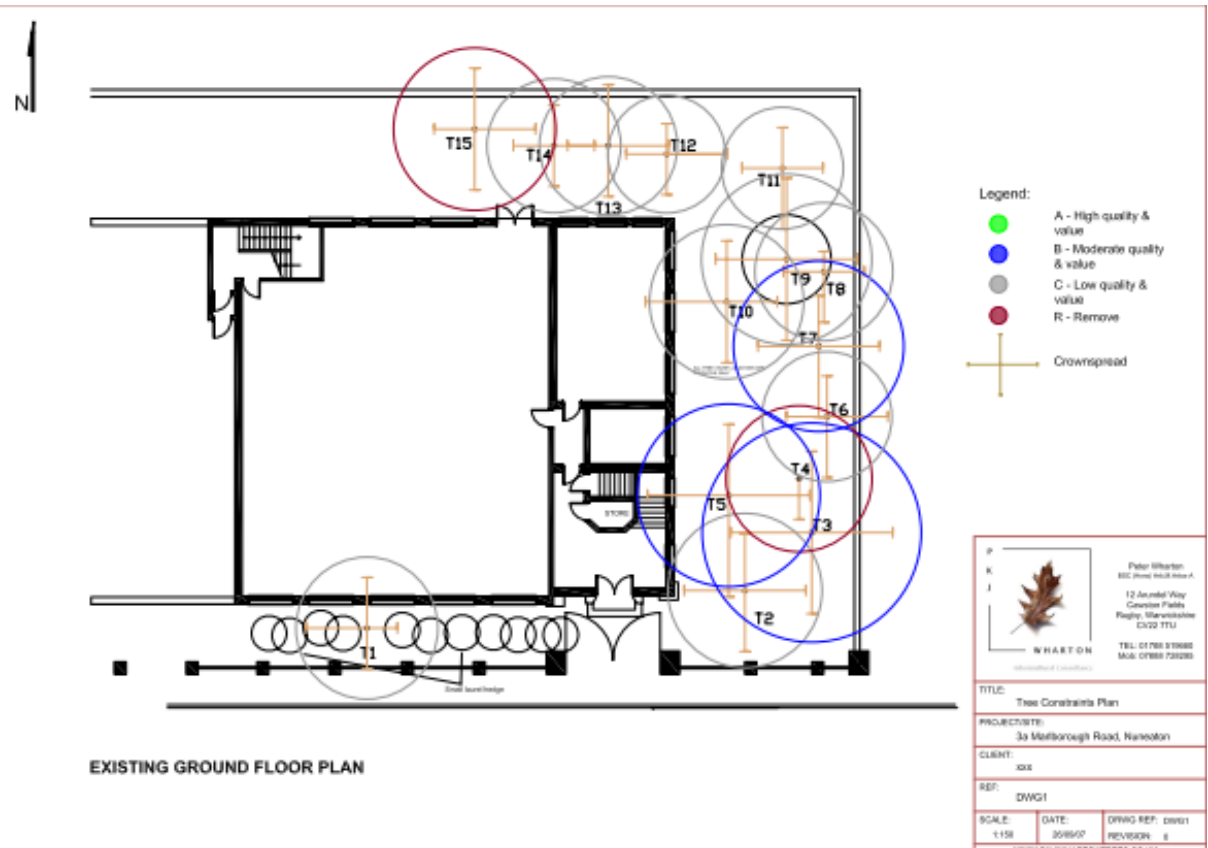
Proposed second floor plan



Proposed section



Construction constraints plan



Tree constraints plan

REFERENCE No. 038023

Site Address: Site 124A003 - Land rear of 1-23 Mercers Meadow off Pilgrims Walk Keresley End

Description of Development: Outline with all matters reserved except for access - for the erection of industrial units for (either Class Use B2 - General Industry or Class Use B8 - Storage and Distribution) to include ancillary offices (Class Use E formally B1a) together with associated access, service

Applicant: Prologis UK CCCXLVI S.A.R.L

Ward: EX

RECOMMENDATION:

Planning Committee is recommended to grant planning permission, subject to the conditions printed.

INTRODUCTION:

This application is an outline application with all matters reserved except for access for the erection of industrial unit(s) for either Class Use B2 - General Industry or Class Use B8 - Storage and Distribution including ancillary offices (Class Use E formally B1a) together with associated access, service yards, parking, landscaping and drainage infrastructure (Plot K) at Site 124A003 land rear of 1-23 Mercers Meadow (also known as Prologis Park).

The site is relatively flat and roughly rectangular in shape. It is currently used as part of Prologis Country Park. The central area of the site is a grassed meadow, with formal and informal footpaths running around the meadow, linking Pilgrims Walk to the south with New Road to the north. There are strong landscape buffers on the northern, south and eastern sides of the site, with an overhead power line running in a south-west to north-east direction across the western part of the site.

The site is surrounded by an existing industrial site (Prologis Park) to the south, which this proposal seeks to extend. Prologis Park currently contains large warehouse buildings set within Pilgrims Walk, a loop road which provides access to the A444 and Junction 3 of M6 Motorway. To the west of the site is an existing residential site. To the north is New Road, connecting Keresley End with Ash Green. There are fields which are undeveloped and leading up to the M6 and to the east is the countryside park. The Park is a nature area with grassland, woodland, lakes and marked footpaths. Access to the site is proposed off Pilgrims Walk.

The site lies wholly within Flood Zone 1. There is an existing pond close to Pilgrims Walk on the southern edge of the site and a drainage ditch within the landscaped area to the south and east of the site. The site is at very low risk from surface water flooding.

The site is one of the designated employment sites contained within Policy DS5 of the Borough Plan – EMP3 Prologis extension.

The proposal is for an outline application with all matters reserved except for access. The core development zone is proposed to consist of a maximum floor area of 25,000 sq. m, up to 3 buildings, with a maximum height to ridge of 18 metres. A mix of B2, B8 and E(g) uses are proposed.

BACKGROUND:

This is an outline application and the following matters are to be considered at this stage:

- Access – accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

The following matters are reserved to be considered at a future stage and do not form part of the application:

- Layout – the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development.
- Scale – the height, width and length of each building proposed in relation to its surroundings.
- Appearance – The aspects of a building or place which determine the visual impression it makes, including the external built form of the development.
- Landscaping – Treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls.

RELEVANT PLANNING HISTORY:

No relevant planning history.

RELEVANT PLANNING POLICIES:

- Policies of the Borough Plan 2019:
 - o DS1 – Presumption in favour of sustainable development
 - o DS2 – Settlement hierarchy and roles
 - o DS3 – Development principles
 - o SA1 – Development principles on strategic sites
 - o EMP3 – Prologis extension
 - o HS1 – Ensuring the delivery of infrastructure
 - o HS2 – Strategic accessibility and sustainable transport
 - o HS5 – Health
 - o NE1 – Green infrastructure
 - o NE2 – Open space
 - o NE3 – Biodiversity and geodiversity
 - o NE4 – Managing flood risk and water quality
 - o NE5 – Landscape character
 - o BE1 – Contamination and land instability
 - o BE3 – Sustainable design and construction
 - o BE4 – Valuing and conserving our historic environment
 - o Supplementary Planning Guidance / Supplementary Planning Documents.
- Sustainable Design and Construction SPD 2020.

- Transport Demand Management Matters SPD 2022
- National Policy Planning Framework (NPPF).
- National Planning Practice Guidance (NPPG).

CONSULTEES NOTIFIED:

Air Ambulance Service, Cadent Gas, Civil Aviation Authority, Coal Authority, Coventry City Council, CPRE Warwickshire, Environment Agency, George Eliot Hospital Trust, Ministry of Defence, National Grid, Natural England, NBBC Environmental Health, NBBC Parks & Countryside, NBBC Policy, NBBC Waste Team, OSS, Public Health Warwickshire, Severn Trent, Stagecoaches, Warwickshire Fire Safety, Warwickshire Police, Warwickshire Wildlife Trust, WCC Archaeology, WCC Country Paths, WCC Flood Risk Management, WCC Highways, WCC Infrastructure, WCC Public Rights Of Way, WCC Water Office, Western Power,

CONSULTATION RESPONSES:

No objection subject to conditions from:

Environment Agency, NBBC Environmental Health, NBBC Parks (Ecology), WCC Flood Risk Management, WCC Highways, WCC Water Officer.

No objection from:

Coal Authority, Coventry City Council, George Eliot Hospital Trust, Ministry of Defence, NBBC Park (Tree Officer), NBBC Planning Policy, NBBC Waste Management, Stagecoach, Warwickshire Fire Safety, Warwickshire Police, WCC Archaeology, WCC Infrastructure, WCC PROW,

No comment from:

Natural England.

No response from:

Air Ambulance Service, Cadent Gas, Civil Aviation Authority, CPRE Warwickshire, National Grid, OSS, Public Health Warwickshire, Severn Trent, Warwickshire Wildlife Trust, WCC Country Paths, Western Power.

NEIGHBOURS NOTIFIED:

1-23 (odds) Mercers Meadow, Unit H1, Unit H2, Unit H4 and Unit H5 Pilgrims Walk, 56 Vicarage Lane

Neighbouring properties were sent letters notifying them of the proposed development between 13th-19th May 2021. A site notice was erected on street furniture on 19th May 2021 and the application was advertised in The Nuneaton News on 26th May 2021.

NEIGHBOUR RESPONSES:

There have been 6 objections from 4 addresses. The comments are summarised below:

1. Lack of information/detail on the plans
2. Noise from road traffic would be detrimental to residents
3. Noise levels associated with the type of operations proposed
4. The addition of lighting will cause light pollution
5. More information requested regarding timelines of development so as to know when to expect construction works to start

6. Concerns with the proposed number of employees in relation to car parking spaces and resultant noise
7. Concerns with the position of the vehicular access for HGVs close to residential properties and associated noise and air pollution
8. Concerns that 40m buffer between the boundary of residential dwellings and the service road into the site is insufficient
9. Concerns regarding the decline in the number and variety of wildlife in the area
10. Loss of green space for local residents and lack of access from residential estate through the site to the countryside park
11. The foul and surface water drainage easement is inadequate for the location

There has been 1 letter of objection from Ash Green Residents Association. The comments are summarised below:

1. The application contains insufficient information on the Winding House Road/ Wheelwright Lane Junction and how this affect Ash Green, Exhall and the surrounding neighbours
2. There is a lack of information on how the closing of roads and upgrading others will benefit HGV's but at a loss to residents ease of travel
3. The LPA is not having discussion with residents on important planning issues, contrary to the NPPF

APPRAISAL:

The key issues to assess in the determination of this application are;

1. The principle of the development
2. Compliance with the concept plan
3. Employment growth
4. Impact on Green Belt
5. Residential amenity
6. Visual amenity
7. Highway safety and access
8. Flood risk and drainage
9. Health, noise and contamination
10. Ecology and biodiversity
11. Heritage and archaeology
12. Conclusion

1. The Principle of Development

The National Planning Policy Framework (NPPF) establishes the need for the planning system to achieve sustainable development and it breaks down sustainable development into three key constituents which are; economic, social and environmental dimensions (paragraph 8). The NPPF also sets out a presumption in favour of sustainable development (paragraph 11). In broad terms, this means that the application should be approved providing that it is in accordance with the development plan and other policies within the NPPF, unless material considerations or adverse impacts indicate otherwise (paragraph 11). The presumption in favour of sustainable development is also set out in Policy DS1 of the Borough Plan (2019) which should be seen as a golden thread running through both plan making and decision taking.

Policy DS2 which refers to settlement hierarchy and states that most development will be directed to Nuneaton as the primary town in the Borough. It also states that development will be directed to other settlements at a scale that reflects the role and function of the settlement, as well as the settlement's ability to accommodate change. The application site is considered to be a sustainable location for development due to its proximity to the motorway and Classified 'A' roads. It is also within an existing employment site.

Policy DS3 states that all new development is to be sustainable and high quality and should be fully supported by infrastructure provision, environmental mitigation and enhancement. It states that new development within the settlement boundaries will be acceptable subject to there being a positive impact on amenity, the surrounding environment, and local infrastructure.

Policy DS4 refers to the overall development needs between 2011 and 2031 to provide at least 107.8 hectares of employment land. This proposal would contribute some 25,000 sq. m of floor area (a total of 5.39 hectares) which would contribute to this Policy requirement.

Policy DS6 discusses employment allocations and the site is EMP3 allocated for 5.39 hectares of employment uses. This application states that 25,000 square metres of employment uses will be provided. The site is within Prologis extension site of EMP3.

Policy DS7 refers to Green Belt and sets out the areas of land within the Borough that have been removed from the Green Belt which is relevant to this site. However, this removal and the site for its allocated use was assessed by the Inspector when the Borough Plan was examined and considered acceptable by the Planning Inspectorate.

Since the plan's adoption, the principle of this site for development has been established given the amount of background research, and consultation on The Borough Plan over a long period. Overall, it is considered that the principle of development is already established by its Strategic Allocation status (EMP3). The application details shows that the principle of the development is acceptable.

2. Compliance with the Concept Plan

A Concept Plan has been created for the site within Policy EMP3 of the adopted Borough Plan. Policy EMP3 sets out key development principals and guidance on the form of development for the site. Key development principles include:

Key development principles

1. Provision of approximately 5.3 ha of employment land for B1, B2 and B8 uses.
2. Provision of habitat creation and enhancements to:
 - a. Enhance the favourable conservation status of the local population of great crested newts (a European protected species); and
 - b. Ensure that there is no net loss of biodiversity.
3. Crushed stone public footway from Pilgrims Walk to New Road / country park, running along the eastern side of the site.
4. New car park for the country park and access off New Road to serve the car park, constructed in crushed stone / grasscrete or other suitable material to be agreed in conjunction with the council, who will manage and maintain the car park.

With regard to principle 1, the scheme proposes B2, B8 and E uses. The Use Classes Order has been updated since the Borough Plan was published and use B1 is now use E. Therefore the scheme is considered to be compliant with principle 1.

With regard to principle 2, the EIA confirms that the loss of the terrestrial habitat can be adequately compensated through the enhancement of the retained habitat around the development, which will in turn enhance its value as connecting the habitat with the adjacent country park. NBBC Parks have no objection subject to conditions and therefore it is considered that the scheme is compliant with principle 2.

With regard to principle 3, the cycle/foot paths have been provided to the east of the site, linking Pilgrims Walk and New Road to the countryside park. This is considered to be compliant with the development principles.

With regard to principle 4, justification has been provided by the applicant to explain why this has been omitted from the scheme. The concept plan states that *“Alternative solutions and land use arrangements may come forward as part of the planning application process but the Concept Plans should be viewed as fundamental principles for the site and any significant differences in approach would need to be justified at the planning application stage.”* Therefore, there is scope within the concept plan for a different use of the land than envisaged. The car park, though desired by the concept plan, is not essential to the development of the land. Without the car park, the development of the land to an employment use is not in its own right unacceptable by virtue of harm to amenity or so forth caused by the employment use. Generally, the scheme is compliant with the other requirements of the development principles and therefore, on balance, this exception is considered to be acceptable.

The Concept Plan shows the area for proposed employment. The proposal is broadly in line with the site boundary, with the exception that some additional existing woodland between Pilgrims Walk and the site has been included within the boundary. This would therefore involve the removal of more woodland from the site.

The parameters plan states that the maximum height (to ridge) of the building(s) shall be 18m. The concept plan within Policy EMP3 states that the ridge height of new buildings erected adjacent to the western boundary of the site should not exceed 15m. It is considered that, as the core development zone has been stepped away

from the western boundary and is some 85m from the rear boundaries of the residential properties, that this separation distance is considered to be acceptable.

The details of the building(s), including final heights shall be considered at reserved matters stage. At this stage, the height of the building being up to 18m will largely be in line with some of the existing buildings on the site. The proposal is therefore considered to be largely in compliance with the Concept Plan.

Policy EMP3 states that vehicular access is to be provided from Pilgrims Walk. The scheme is compliant with this as two accesses have been provided directly onto Pilgrims Walk.

In conclusion, the principle of the development proposed within the outline and the accesses proposed within this application are generally in accordance with the concept plan for EMP3 of the Borough Plan.

3. Employment Growth

Policy E1 of the Borough Plan establishes the nature of employment growth. This application is for an economic use on a Strategic Employment Allocation (EMP3). The Policy states that applications for economic uses on Strategic sites will be approved subject to them satisfactorily meeting the Policies in the plan and that applications will be considered favourably if they can demonstrate the following:

1. Inward investment development, providing high quality and high-density employment opportunities.
2. Employment sectors in line with those prioritised in the Economic Development Strategy, which include: a. Advanced manufacturing b. Professional services c. Research and development
3. The generation of permanent jobs that will help diversify the local economy.
4. Employment and training schemes to maximise local employment opportunities and help address skill deficits in the local population.

The proposal being considered is for use classes B2 general industry, B8 storage and distribution and E(g) office space (formerly Use Class B1). These uses are all explicitly mentioned in EMP3, and the Policy provides no limitations on which uses are where. Therefore, it would be difficult to refuse any of these uses as it would be against the Policy wording.

4. Impact on Green Belt

The site was removed from the Green Belt when it was established as a strategic site. Justification for this would have been provided at the time of the Examination. It is therefore considered that the removal from the Green Belt has been established by the Planning Inspectorate.

5. Impact on Residential Amenity

Policy BE3 of the Borough Plan refers to sustainable design and construction and states that development proposals must be designed to a high standard and must also contribute to the local distinctiveness and character by reflecting the positive attributes of the area. The Policy lists key characteristics to review in relation to urban character. In terms of layout, scale, appearance and landscaping, these are all elements that are not to be considered under this current application but at Reserved Matters. Only the principle of the development and access is currently being

considered. Whilst a Parameters Plan and Illustrative Site Layout plans have been submitted this is purely to demonstrate that the proposed development can be achieved. It is a legal requirement for Outline applications to provide enough information to allow a proposal to be properly assessed and this includes details of the proposed uses; amount of development; indicative layout and access and the upper and lower scale parameters.

There are residential dwellings to the west of the site. The parameters plan shows a separation distance of 40m from the rear boundary of the closest dwellings and the area of development. The areas are separated by an earth bund and acoustic fencing above, to reduce the impact on residential amenity. The separation space will be maintained between the existing residential properties and any proposed built form due to the overhead power line. It is anticipated that the land beneath the power line will be used for car parking for staff and visitors, although the exact details will only be considered at reserved matters stage.

It is considered that on balance, the proposed building(s) can be carefully designed at Reserved Matters to minimise impact as much as possible on the residential dwellings.

6. Impact on Visual Amenity

The NPPF encourages good design and states that planning decisions should respond to local character and reflect the identity of local surroundings and materials while not preventing or discouraging appropriate innovation (paragraph 130). Section b) of paragraph 174 of the NPPF 2019 establishes the importance of 'recognising the intrinsic character and beauty of the countryside'. Borough Plan Policy NE5 refers to landscape character and that major development proposals must demonstrate how it will conserve, enhance, restore or create a sense of place, as well as respond positively to the landscape setting in which the development is located.

The concept plan does not advocate a particular design style. However, the architectural appearance of new buildings are expected to positively respond to the existing design context and height, not extending beyond the heights of adjacent buildings to the south, on the opposite side of Pilgrims Walk. The ridge height of new buildings should not exceed 15m.

Whilst the proposed development will result in the loss of an area of Parkland, on balance it is considered that there would be no significant harm on visual amenity or landscape character. In addition, the easement for the overhead power lines to the northern edge necessitating the buildings to be set back will give some sense of openness that is not normally present on industrial estates.

7. Impact on Highway Safety and Access

The NPPF states that it should be ensured that safe and suitable access to the site can be achieved for all users (paragraph 108).

Access onto the site is a consideration within this application and the parameters plan displays two vehicular and pedestrian access points onto Pilgrims Walk to the south of the site. Cycle and pedestrian access is also provided linking onto New Road to the north, Pilgrims Walk to the south and the countryside park to the East. The vehicular access onto Pilgrims Walk is compliant with Policy EMP3 of the Borough Plan and therefore it considered to be acceptable.

The proposed site access plan states that the western access will be implemented either for the one or two unit scheme and the eastern access will be implemented only for the two unit or more scheme. The exact layout and number of units is to be considered at a later reserved matters stage and as such, either one or two accesses could be provided. Highways are satisfied with this suggestion and consequently they have no objection.

The NPPF outlines the need for planning to promote walking, cycling and public transport and to make the fullest possible use of these (paragraph 102). It also states that growth should be focused on locations which are or can be made sustainable (Paragraph 103). The site is within the settlement boundary and is an allocated employment site. The site is also within a short walking distance to bus stops on Exhall Road (West of Exhall Road) and Central Boulevard (south of Pilgrims Walk). The site is an extension to an existing industrial park and as such, the links to sustainable transport are considered to be acceptable.

Borough Plan Policy HS2 discusses strategic accessibility and sustainable transport. This policy lists the issues to be addressed where a development is likely to have transport implications. Considering the vehicle movements associated with the site, information has been submitted which shows that the traffic from the proposed development would be within the consented trip generation envelope. As such, no further modelling or assessments are considered necessary by the Highway Authority. In addition, it should be highlighted that the impact to the wider highway network would have been considered within the Borough Plan site allocation process.

Finally, a Stage 1 Road Safety Audit has been carried out (dated 28/09/2021). The RSA is considered to be acceptable. As such, the Highway Authority's response is one of no objection and the impact to the wider highway network is considered to be acceptable.

8. Flood Risk and Drainage

The NPPF requires that consideration is given to the potential impact of flooding on new development whilst also ensuring that flood risk is not increased elsewhere as a result of it (paragraph 160-162). It also sets out a sequential risk-based approach to the location of development to steer this away from the areas at highest risk.

Borough Plan Policy NE4 also deals with Managing Flood Risk. It is in this context that the applicant submitted a Flood Risk Assessment (FRA) dated April 2021 and Sustainable Drainage Statement dated June 2021.

The site is located wholly within Flood Zone 1. There is an existing pond close to Pilgrims Walk on the southern edge of the site and a drainage ditch within the landscaped area to the south and east. The central meadow area of EMP3 is at very low risk from surface water flooding. The site is underlain by permeable bedrock with a low susceptibility from groundwater flooding and there are no records of the site experiencing flooding from groundwater. The site is at low risk of flooding from reservoir, canal and sewer sources.

The FRA demonstrated that the proposed development is not at significant flood risk, subject to flood mitigation strategies being implemented.

WCC Flood Risk Management were consulted on the application. It has been concluded that based on the submitted information, this is sufficient for the LLFA at this stage, subject to appropriate conditions.

In conclusion, it is considered that with the conditions proposed any potential impact on flood risk would be adequately mitigated and is therefore consistent with National and Local Policies.

9. Health, Noise and Contamination

As required by Local Plan Policy HS5 a Health Impact Assessment was requested and received. The HIA concluded that the proposed development would have a positive impact on health in relation to the majority of the key health themes. The proposed development has been designed to provide a high-quality healthy environment for future users, building upon local green infrastructure and providing enhancement of biodiversity and recreation where possible. Public Health Warwickshire have not responded to the HIA.

In reference to noise, the NPPF states that planning policies and decisions should aim to: “mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.”

A Noise Assessment was submitted dated April 2021. It concludes that based on a baseline noise survey undertaken in November 2020, the results shows that operations associated with the development do have the potential to result in a significant adverse impact at existing noise sensitive receptors. As per the recommendation, an earth bund with acoustic fencing has been proposed between the western part of the site and the residential dwellings to reduce noise levels to an acceptable level.

The assessment of the potential noise impact from the development-generated traffic indicates that at the worst affected receptors, there is likely to be only negligible impact from this noise.

In summary, with appropriate mitigation measures and effective site management in place, it is considered that the potential impact of noise could be overcome.

NBBC Environmental Health Officers were consulted and submit a response of no objection subject to appropriate conditions.

In relation to contaminated land, the NPPF sets out the need to ensure that contaminated land does not affect the health of the future occupiers of new development (paragraphs 174 and 183). NBBC Environmental Health have confirmed that on this site, contamination is not a concern and no conditions are required.

In conclusion, it is considered that with the addition of conditions; any harm can be sufficiently mitigated to protect existing and future users. It is therefore considered that the development would not cause a significant level of harm.

10. Ecology and Biodiversity

Policy NE3 refers to biodiversity, to ensure this is conserved, enhanced, restored and where appropriate, created.

An Ecological Impact Assessment was submitted as part of the application. As part of this, specific surveys were undertaken for great crested newts, bats and reptiles. A biodiversity impact assessment calculation was also undertaken.

Plot K is formed mainly by a field of grassland of low ecological value surrounded by young plantation woodlands. Mature hedgerows, with associated mature trees, bounded the former agricultural field that now forms most of Plot K are still present, but these mainly form part of the woodlands habitat that has been created alongside them. A single pond on the southern part of the site is present and used occasionally by a small population of great crested newts. The local bat population utilises the woodland edges for foraging and commuting, but only for a small number of species. The reptile survey concluded that they are likely to be absent from the site.

National legislation requires development to provide a net gain of biodiversity. The ecological mitigation hierarchy requires a sequential demonstration of how biodiversity loss is approached. The hierarchy is avoid, mitigate and as a last resort compensate.

The proposed development would result in the loss of the most of the grassland habitat and a small amount of plantation woodlands. This would represent a loss of terrestrial habitat for great crested newts. The proposal would not result in the loss of the woodland edge for bats, however, the subsequent light spill onto these features as a result of the development would potentially have an adverse effect on bats.

The loss of the grassland and woodland habitats would be mitigated by a band of undeveloped land encircling the proposed development. The EIA confirms that the loss of the terrestrial habitat can be adequately compensated through the enhancement of the retained habitat around the development, which will in turn enhance its value as connecting the habitat with the adjacent country park. Furthermore, the incorporation of dumbbell shaped ponds with a water connection beneath the roads will ensure that the roads do not form a barrier to dispersal for newts. Newts can be protected from harm during construction works by an appropriate trapping and translocation exercise. It is therefore considered that the implementation of this mitigation strategy would not only maintain the great crested newts, but potentially enhance through the process of creating improved conditions.

NBBC Parks were consulted on the application and submitted a response of no objection based on the submitted information, subject to appropriate conditions.

11. Heritage and Archaeology

Policy BE4 of the Borough Plan states that development proposals which sustain and enhance the Borough's heritage assets including listed buildings, Conservation Areas scheduled monuments, registered parks and gardens, archaeology, historic landscapes and townscapes, will be approved. The site is not within, nor would it affect a listed building, a scheduled monument, a registered park/garden, or a Conservation Area.

WCC Archaeology were consulted on this application. They have confirmed that the site was subject to an archaeological evaluation undertaken in 1999 by Warwickshire Museum Field Services in advance of development across the former Coventry Colliery site. The evaluation which comprised a programme of field walking and trial

identified evidence of previous agricultural activity including remnants of former ridge and furrow, 'lazy bed' construction and field drainage.

The result of the previous work concluded that it is unlikely to have a significant archaeological impact. Therefore there is no objection to the proposal from WCC Archaeology.

12. Conclusion

In conclusion, the NPPF promotes a presumption in favour of sustainable development, and in line with the Planning and Compulsory Purchase Act 2004 states that decisions should be made in line with an adopted Development Plan, unless material considerations indicate otherwise.

The site is allocated as a strategic employment site within the Borough Plan. The potential impacts of the proposed development in relation to the use of the land, residential amenity, visual amenity, highway safety, flood risk and drainage, ecology and heritage and archaeology have all been considered. The assessment has subsequently shown that there would be no adverse impacts in most instances. However, where potential adverse impacts have been identified, it would be possible to mitigate against these through the use of planning obligations and conditions.

Taking into account the above assessment, it is consequently considered that the proposed development would be in accordance with the development plan and other policies within the NPPF. Furthermore, there are no material considerations or adverse impacts which indicate that the application should be refused. It is therefore considered that the proposed development would achieve sustainable development which should consequently be approved subject to conditions.

REASONS FOR APPROVAL:

Having regard to the pattern of existing development in the area, relevant provisions of the development plan, as summarised above, and the consultation responses received, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

SCHEDULE OF CONDITIONS:

4. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

Plan Description	Plan No.	Date
Tree removal & protection plan	03 E	05/11/2021
Parameters plan	902 R	05/11/2021
Location plan	900 D	14/05/2021
Proposed Site Accesses	100 P4	28/09/2021

5. No development including groundworks, remediation and site clearance shall take place until a Construction Management Plan (CMP) has been submitted and approved in writing by the Local Planning Authority in conjunction with WCC Highways. The CMP must include:

i) Schedule of HGV and construction traffic delivery times, phasing and routing Plan.

- i) Hours of work.
- iii) Loading and unloading of plant and materials.
- iv) Storage of plant and materials used in constructing the development.
- v) The erection and maintenance of security hoarding including any displays, if appropriate.
- vi) Details to prevent mud, debris and obstructions on the highway.
- vii) A Dust Management Plan which details measures to control the emission of dust and dirt during construction.
- viii) Contractor parking arrangements and
- ix) A scheme for recycling/disposing of waste resulting from construction works.
- x) Signage.

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

6. No development including site clearance and groundworks shall commence until a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall contain details including:

- i. Timing, method, forms of and extent of vegetation clearance.
- ii. Site clearance
- iii. The species safeguards to be employed
- iv. Extent of buffer zones and stand offs for retained habitat and sensitive ecological features.
- v. Any temporary lighting to include a scheme to outline how the lighting scheme avoids potential negative effects upon the habitats used by foraging and commuting bats as evidenced by a suitably qualified and experienced ecologist and to ensure no impact to neighbouring residential properties.
- vi. Timetable for presence of ecologist for key operations as applicable such as vegetation and tree clearance
- vii. Details of protective fencing and stand offs to sensitive ecological and water areas.
- viii. What to do if protected species are discovered during construction.
- ix. Implementation of the requirements of any granted GCN derogation licence.
- x. Details of the body or organisation responsible for the implementation and ongoing management, monitoring and remedial actions of the plan, including the mechanism for funding.

The CEMP shall be adhered to throughout the clearance/construction period as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

7. No development above ground level shall commence until a Biodiversity Enhancement and Management Plan (BEMP) has been submitted to and approved in writing by the Local Planning Authority. The content of the management plan shall include the:

- i. Purposes and objectives for the proposed mitigation works.
- ii. Detailed design and/or working method(s) necessary to achieve stated objectives
- iii. Details of retained ecological areas and extent and location of proposed works shown on appropriate scale maps and plans.
- iv. Details of provision of bird and bat boxes and hedgehog friendly fencing
- v. Marginal and Emergent Pond planting for the Suds and pond features in relation to the newt pond and other newt mitigation measures

- vi. Timings for implementation and grassland creation methods
- vii. Future management plan to sustain created habitat for the lifetime of the development.
- viii. Timetable for ecologist monitoring visits to check habitat creation, establishment and ongoing management and maintenance to ensure BIA targeted habitat conditions and time to targeted conditions are met and sustained.

The works shall be carried out in strict accordance with the approved details and shall be retained in that manner thereafter

8. No development above ground level shall commence until a Landscape Management Plan (LMP) has been submitted and approved in writing by the Local Planning Authority. The Plan is to indicate a scheme for the long-term management and details of the future management organisation including open space, green infrastructure and planting within the public realm and, where relevant, reference the Biodiversity Enhancement and Management Plan (BEMP). This LMP shall identify the future managing body and provide and demonstrate the ecological and other relevant competencies of the identified management body and any of its successors. The open space, green infrastructure and planting shall thereafter be managed in accordance with the approved Landscape Management Plan for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

9. No development including site clearance shall commence until an Arboricultural Method Statement, with details of all existing trees and hedgerows on the site and those to be retained, has been submitted to and approved in writing by the Council. No tree or hedgerow other than those shown within the Arboricultural Impact Assessment (05/11/2021) shall be removed unless otherwise agreed. The Method Statement scheme shall show the typical canopy extent of the retained trees at maturity. The scheme shall also include details of the measures for the protection of the trees and hedgerows in the course of the development in accordance with BS 5837:2012. No construction including site clearance shall commence unless the approved measures for the protection of the trees and hedgerows have been provided and are maintained during the course of development.

10. No permanent external lighting shall be installed or brought into use until a scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme should outline how the lighting scheme prevents negative effects upon habitats used by foraging and commuting bats as evidenced by a suitably qualified and experienced ecologist and will demonstrate the full prevention of light spill into open space and ecological areas on lighting contour diagrams as well as impact to residential properties. Light contours including 5,2,1 and 0.3 lux levels must be included. The development shall not be carried out other than in accordance with the approved details.

11. No development, other than groundworks, remediation and site clearance, shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

- Demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.

- Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- If discharging to a drainage system maintained/operated by other authorities (Environment Agency, internal drainage board, highway authority, sewerage undertaker, or Canals and River Trust), evidence of consultation and the acceptability of any discharge to their system should be presented for consideration.
- Provide plans and details showing the allowance for exceedance flow and overland flow routing, overland flow routing should look to reduce the impact of an exceedance event.

12. No built development above slab level shall commence until full details of materials proposed to be used in the external parts of any building have been submitted to and approved in writing by the Council. The development shall not be carried out other than in accordance with the approved details.

13. No built development above ground level shall commence until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site has been submitted to and approved in writing by the Local Planning Authority for that phase. The development shall not be occupied until the scheme has been implemented to the satisfaction of the Local Planning Authority.

14. There shall be no occupation or subsequent use of the development until a detailed maintenance plan is implemented and provided to the LPA giving details on how surface water systems shall be maintained and managed for the lifetime of the development. The name of the party responsible, including contact name and details shall be provided to the LPA within the maintenance plan.

15. No development shall be occupied until full details of the boundary treatments necessary, including any retaining walls and acoustic fences, have been submitted to and approved in writing by the Council. No unit shall be occupied until the boundary treatments have been provided in accordance with the approved details.

16. Any reserved matters submission pertaining to scale and layout shall be supported by a Noise Assessment undertaken in accordance with BS 4142:2014+A1:2019. The Noise Assessment shall consider the impacts of the potential noise resulting from activity of the employment development, including use of service yards and parking areas, and where necessary shall identify mitigation measures to ensure that noise rating level from the development is less than 5 dB above the representative background sound levels at existing properties.

17. There shall be no external plant fitted to the unit(s), until the details are submitted and approved in writing by the Local Planning Authority. The details are to include a maintenance schedule; details of expected noise output from the plant and details of any noise acoustic attenuation required. Once approved the plant, approved maintenance plan and any acoustic attenuation, are to be retained in lifetime of the plants operation.

18. No unit(s) shall be occupied until electric vehicle (EV) charging points are provided for that unit, at a rate of 10% of parking spaces which may be phased with

5% initial provision and the remainder at an agreed trigger level. At least 1 charging unit should be provided for every 10 disabled parking spaces. Where 50 parking spaces or more are provided then 1 rapid charging unit (43kW/50kW) per 50 spaces shall be provided.

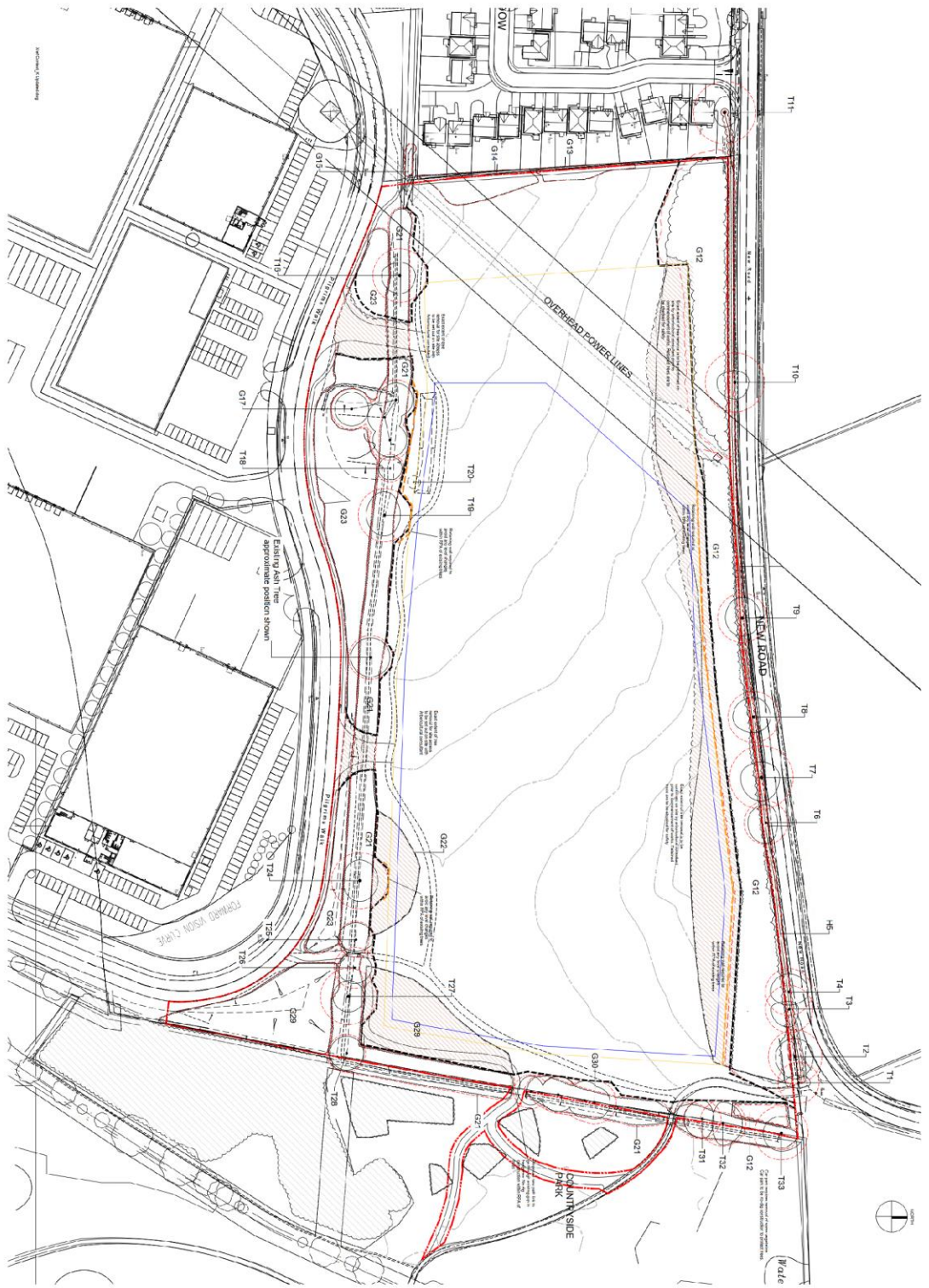
In addition, at that time, the developer is to ensure appropriate ducting is provided to enable increase in future provision.

19. The details required by condition 1(e) (The Landscaping Reserved Matter) shall be carried out within 12 months of occupation of the relevant building and subsequently maintained in the following manner: Any tree or plant (including any replacement) which, within a period of five years from the implementation of the scheme, dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless the Council consents in writing to any variation.

20. Notwithstanding the approved Parameters Plan, the position, width, specification and material of the proposed footpaths and cycle routes will need to be agreed during the Reserved Matters stage for that phase of work. The details will also include details of motorcycle deterrent barriers.

21. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

22. The unit(s) hereby approved shall not be brought in to use until the access(es) set out on plan 100 P4 (received 29 September 2021) have been constructed and made available for use broadly in accordance with those approved details.



52718 PART 001
52718 PART 001 - 21.05.2022

NOTES

KEY

- 1. TREE PROTECTION: TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- 2. TREE REMOVAL: TO BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- 3. TREE PROTECTION: TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- 4. TREE REMOVAL: TO BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- 5. TREE PROTECTION: TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- 6. TREE REMOVAL: TO BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- 7. TREE PROTECTION: TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
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BCA BARRY CHINN
Landscape Architects

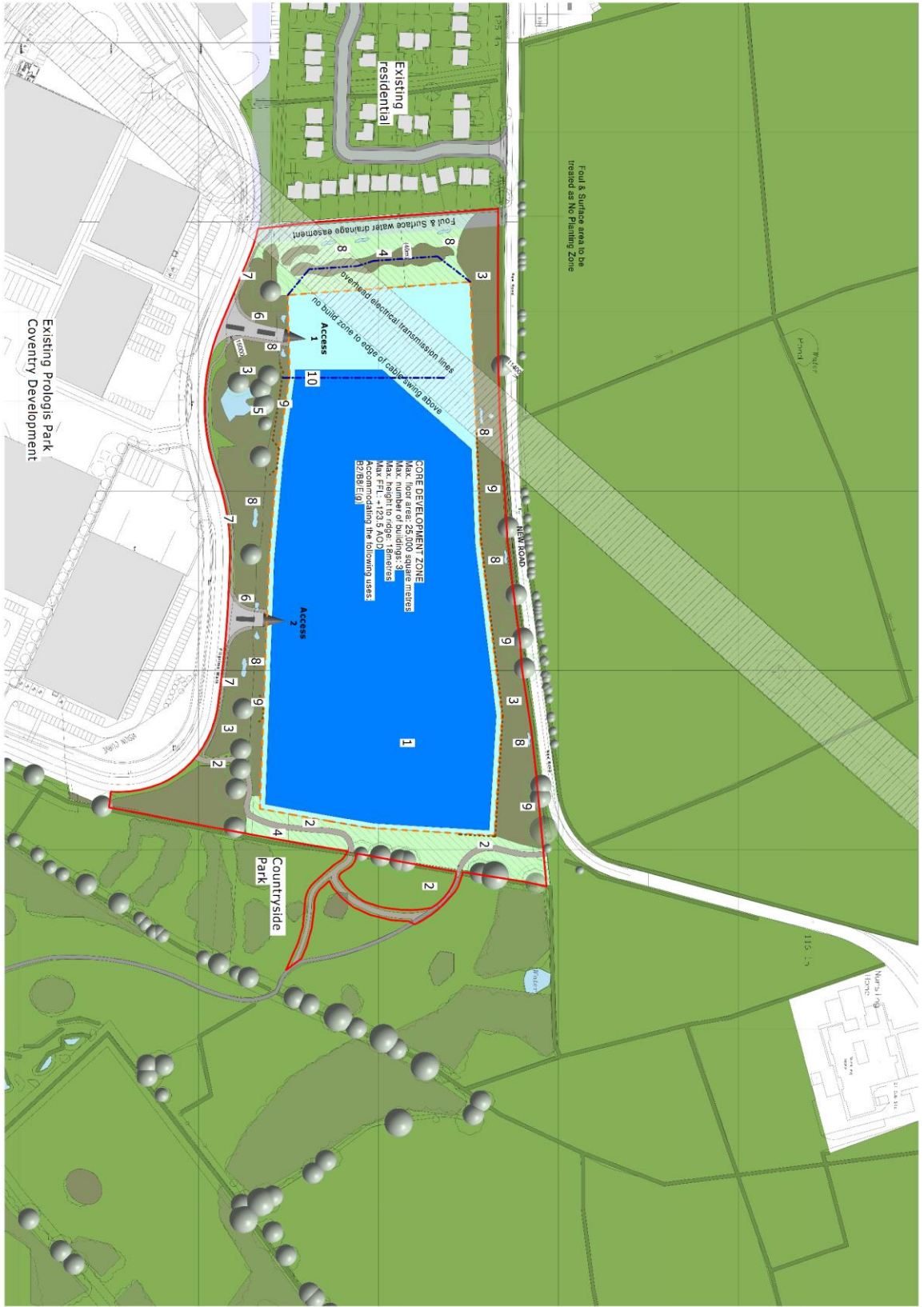
PROLOGIS
Landscape Architects

PROJECT: PLOT K, PROLOGIS PARK, COVENTRY

INDICATIVE TREE REMOVAL AND PROTECTION PLAN

DATE	03
BY	E

Tree removal and protection plan



Site Parameters Plan
1 : 1000

STT AREA SCHEDULE

Name	Headings	Acres
Proposed Application Boundary	5.63 Hectares	14.03 ACRES
Local Road Network	5.51 Hectares	14.03 ACRES
Development Area	3.53 Hectares	8.73 ACRES

KEY:

- Planning Application Boundary
- Developable Plot Boundary
- RPA Zone
- Retained Existing Trees
- Noise Barrier (refer to Parameters Key, Note 10 for further details)

SCALE 1:1000
0m 50m 100m

N

Parameters

ID	Description
1	Proposed Development Area, see also B10, B2 & B3
2	Core Development Zone
3	Overhead electrical transmission lines
4	Access
5	Countryside Park
6	Existing Residential
7	Foul & Surface water drainage easement
8	Overhead electrical transmission lines
9	Access
10	Noise Barrier

PROLOGIS
Architects + Masterplanners

Project Leads:
Diana Galan, Paul
Sofia, Adam, Dan
Chris, Adam, Dan

Part K
Figures with
Prologis Park Coventry

Consultants:
Parametrix Plan

SGP
Sustainable Growth Partnership

18007 SGP MAP SITE ON A 902

1. Proposed Development Area, see also B10, B2 & B3

2. Core Development Zone

3. Overhead electrical transmission lines

4. Access

5. Countryside Park

6. Existing Residential

7. Foul & Surface water drainage easement

8. Overhead electrical transmission lines

9. Access

10. Noise Barrier

Proposed additional noise reduction barrier measures, such as and proposed to be, including prescriptive measures.

Appropriate signage of the site, including the name of the site and any other information that is relevant to the proposed development, shall be subject to the relevant planning application.

Proposed 'hard' and 'soft' landscaping, including trees, shrubs, and ground cover, shall be subject to the relevant planning application.

Proposed 'soft' landscaping, including trees, shrubs, and ground cover, shall be subject to the relevant planning application.

Proposed 'hard' landscaping, including paving, walls, and other structures, shall be subject to the relevant planning application.

Proposed 'soft' landscaping, including trees, shrubs, and ground cover, shall be subject to the relevant planning application.

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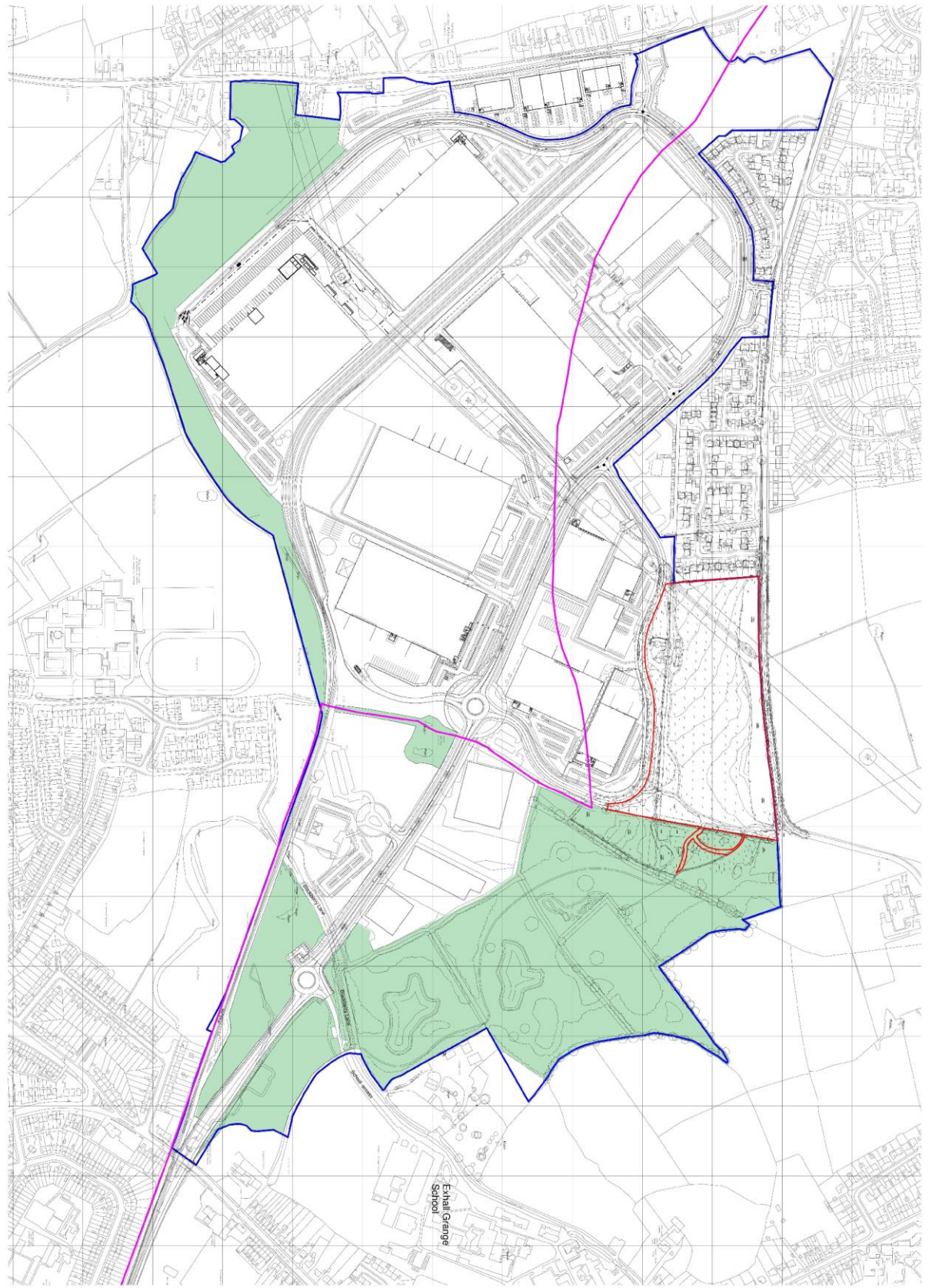
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Proposed 'soft' landscaping, including trees, shrubs, and ground cover, shall be subject to the relevant planning application.

Parameters Plan



Location Plan
1:2500

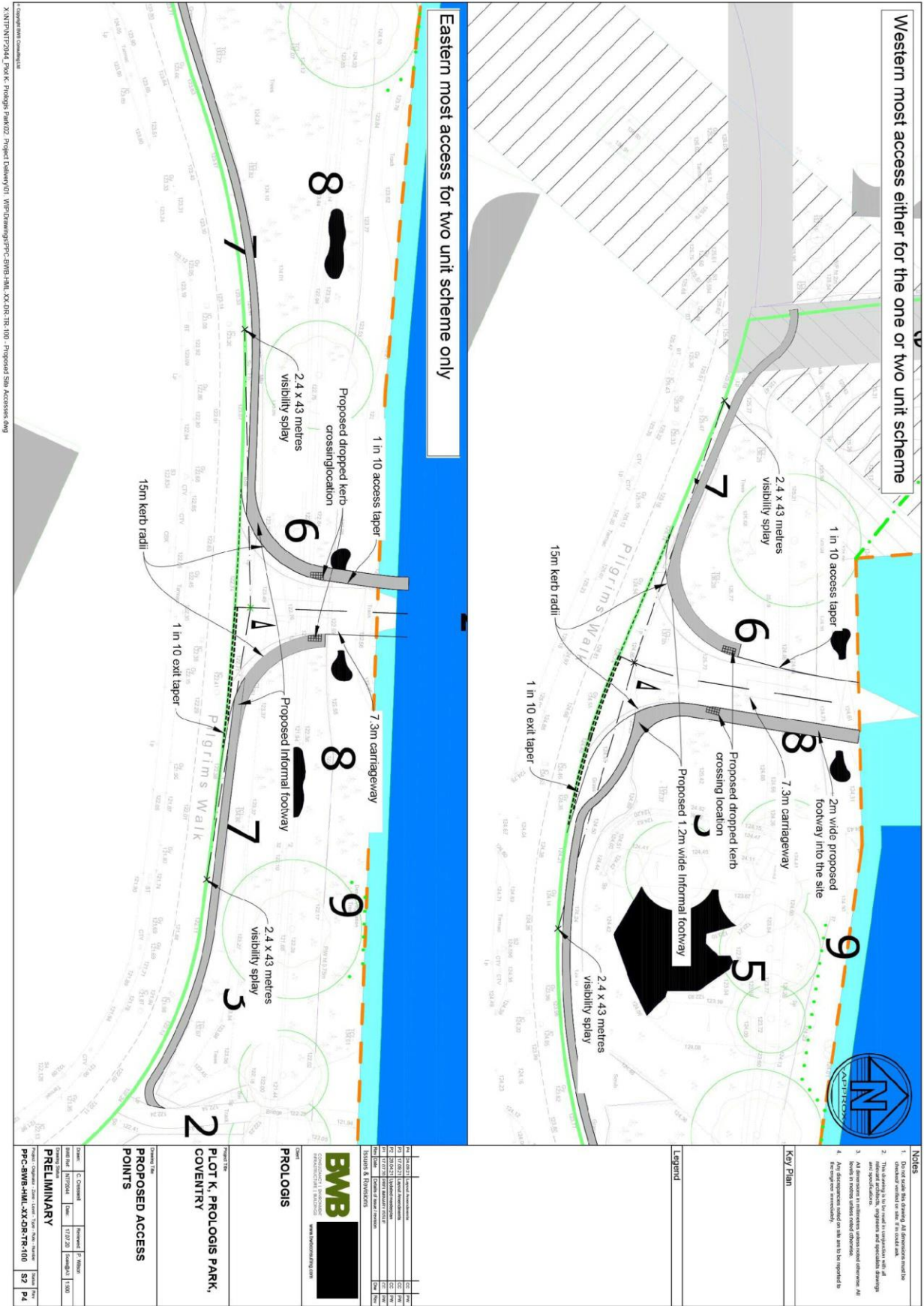
The drawing is a computer-generated map for information purposes only. It is not intended to be used as a substitute for a professional survey or other drawings. It is not intended to be used as a substitute for a professional survey or other drawings. It is not intended to be used as a substitute for a professional survey or other drawings.



<p>PROLOGIS SGP Architects + Masterplanners Project House: Bryne Vale Park Sutton, BR3 3AH www.sgpplanning.co.uk</p>	<p>Key:</p> <ul style="list-style-type: none"> Planning Application Boundary Estate Boundary Housing and Berkech Exhall Grange School CEM Ground 	<p>Rev Date Description</p> <p>1 15/07/2022 Initial Design</p> <p>2 15/07/2022 Final Design</p> <p>3 15/07/2022 Final Design</p>
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Project Name: Exhall Grange
 Project No: SGP_K_ST 08_A_900
 Drawing No: 001
 Drawing Title: Location Plan
 Scale: 1:2500
 Date: 15/07/2022
 Author: SGP
 Checked: SGP
 Drawn: SGP
 Project Manager: SGP

Location Plan



Western most access either for the one or two unit scheme

Eastern most access for two unit scheme only



- Notes**
1. Do not scale this drawing. All dimensions must be taken from the drawing.
 2. This drawing is to be used in conjunction with all other drawings, specifications and specifications drawings.
 3. All dimensions are in millimetres unless stated otherwise. All works in metres unless noted otherwise.
 4. Any discrepancies noted on site shall be reported to the engineer immediately.

Key Plan

Legend

NO	DESCRIPTION	DATE	BY	CHKD
01	Issue for information	17/07/2022	MM	MM
02	Issue for information	17/07/2022	MM	MM
03	Issue for information	17/07/2022	MM	MM
04	Issue for information	17/07/2022	MM	MM
05	Issue for information	17/07/2022	MM	MM
06	Issue for information	17/07/2022	MM	MM
07	Issue for information	17/07/2022	MM	MM
08	Issue for information	17/07/2022	MM	MM
09	Issue for information	17/07/2022	MM	MM
10	Issue for information	17/07/2022	MM	MM



PROLOGIS

Project No: **PROLOGIS PLOT K, PROLOGIS PARK, COVENTRY**

Change the **PROPOSED ACCESS POINTS**

PRELIMINARY

Drawn	Checked	Reviewed	Date	Scale
MM	MM	MM	17/07/2022	As Indicated

Site Access Plan

Glossary

Adoption – The final confirmation of a local plan, or planning document, by a local planning authority.

Advertisement consent – A type of consent required for certain kinds of advertisements, such as shop signs and hoardings. Some advertisements are allowed without the need for an application by the Town and Country Planning (Control of Advertisement) (England) Regulation 2007.

Affordable housing – Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Authority monitoring report – A report that allows the Local Authority to assess the extent to which policies and proposals set out in all the local development documents are being achieved.

Appeal – The process by which a planning applicant can challenge a planning decision that has been refused or had conditions imposed.

Area action plan – A document forming part of the local plan containing proposals for a specific defined area.

Article 4 direction – A direction restricting permitted development rights within a specified area. They are often used in conservation areas to provide protection for things like windows, doors, chimneys, etc.

Brownfield – Land which has had a former use.

Conservation area – An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.

Conservation area consent – Consent needed for the demolition of unlisted buildings in a conservation area.

Consultation – A communication process with the local community that informs planning decision-making.

Certificate of lawfulness – A certificate that can be obtained from the local planning authority to confirm that existing development is lawful. Change of use – A material change in the use of land or buildings that is of significance for planning purposes e.g. from retail to residential.

Character appraisal – An appraisal, usually of the historic and architectural character of conservation areas.

Community – A group of people that hold something in common. They could share a common place (e.g. individual neighbourhood) a common interest (e.g. interest in the environment) a common identity (e.g. age) or a common need (e.g. a particular service focus).

Community engagement and involvement – Involving the local community in the decisions that are made regarding their area.

Design and access statement – A short report accompanying a planning permission application. Describes design principles of a development such as layout, townscape characteristics, scale, landscape design and appearance.

Design Code - A design code provides detailed design guidance for a site or area they prescribe design requirements (or 'rules') that new development within the specified site or area should follow.

Development – Legal definition is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.”

Development management control – The process of administering and making decisions on different kinds of planning application.

Development plan – A document setting out the local planning authority's policies and proposals for the development and use of land in the area.

Duty to co-operate – A requirement introduced by the Localism Act 2011 for local authorities to work together in dealing with cross-boundary issues such as public transport, housing allocations or large retail parks.

Economic development – Improvement of an area's economy through investment, development, job creation, and other measures.

Enforcement – Enforcement of planning control ensures that terms and conditions of planning decisions are carried out.

Enforcement notice – A legal notice served by the local planning authority requiring specified breaches of planning control to be corrected.

Environmental impact assessment – Evaluates the likely environmental impacts of the development, together with an assessment of how these impacts could be reduced.

Flood plain – An area prone to flooding.

Front loading – An approach to community engagement in which communities are consulted at the start of the planning process before any proposals have been produced. General (Permitted Development) Order The Town and Country Planning General (Permitted Development) Order is a statutory document that allows specified minor kinds of development (such as small house extensions) to be undertaken without formal planning permission

Greenbelt – A designated band of land around urban areas, designed to contain urban sprawl (not to be confused with 'greenfield').

Greenfield site – Land where there has been no previous development (not to be confused with Greenbelt).

Green infrastructure – Landscape, biodiversity, trees, allotments, parks, open spaces and other natural assets.

Green space – Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

Green travel plan – A package of actions produced by a workplace or an organization setting out how employees, users or visitors will travel to the place in question using options that are healthy, safe and sustainable, and reduce the use of the private car.

Highway authority – The body with legal responsibility for the management and maintenance of public roads. In the UK the highway authority is usually the county council or the unitary authority for a particular area, which can delegate some functions to the district council.

Historic parks and gardens register – The national register managed by English Heritage which provides a listing and classification system for historic parks and gardens.

Housing associations – Not-for-profit organisations providing homes mainly to those in housing need.

Independent examination – An examination of a proposed neighbourhood plan, carried out by an independent person, set up to consider whether a neighbourhood plan meets the basic conditions required.

Infrastructure – Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

Inquiry – A hearing by a planning inspector into a planning matter such as a local plan or appeal.

Judicial review – Legal challenge of a planning decision, to consider whether it has been made in a proper and lawful manner.

Legislation – The Acts of Parliament, regulations, and statutory instruments which provide the legal framework within which public law is administered.

Listed buildings – Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

Listed building consent – The formal approval which gives consent to carry out work affecting the special architectural or historic interest of a listed building.

Local authority – The administrative body that governs local services such as education, planning and social services.

Local plan - The name for the collection of documents prepared by a local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

Local planning authority – Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, a county council, a unitary authority or national park authority.

Material considerations – Factors which are relevant in the making of planning decisions, such as sustainability, impact on residential amenity, design and traffic impacts.

Micro-generation – The small-scale generation of renewable energy usually consumed on the site where it is produced.

Mixed use – The development of a single building or site with two or more complementary uses.

National Planning Policy Framework (NPPF) – The government policy document first adopted in 2012 was updated in 2021. The NPPF introduces a presumption in favour of sustainable development. It

gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Neighbourhood planning – A community initiated process in which people get together through a local forum or parish or town council and produce a neighbourhood plan or neighbourhood development order.

Non-determination – When a planning application is submitted and the local authority fails to give a decision on it within the defined statutory period.

Operational development – The carrying out of building, engineering, mining or other operations in, on over, or under land; part of the statutory definition of development (the other part being material changes of use of buildings or land).

Permitted development – Certain minor building works that don't need planning permission e.g. a boundary wall below a certain height.

Policy – A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

Parking standards – The requirements of a local authority in respect of the level of car parking provided for different kinds of development.

Plan-led – A system of planning which is organised around the implementation of an adopted plan, as opposed to an ad hoc approach to planning in which each case is judged on its own merits.

Planning gain – The increase in value of land resulting from the granting of planning permission. This value mainly accrues to the owner of the land, but sometimes the local council negotiates with the developer to secure benefit to the public, either through section 106 planning obligations or the setting of a community infrastructure levy.

Planning inspectorate – The government body established to provide an independent judgement on planning decisions which are taken to appeal.

Planning obligation – Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

Planning permission – Formal approval granted by a council allowing a proposed development to proceed. Planning Practice Guidance (PPG) The government's PPG can be read alongside the NPPF and is intended as a guidebook for planners. It is not a single document but an online resource which is kept current through regular updates. Presumption in favour of sustainable development The concept introduced in 2012 by the UK government with the National Planning Policy Framework to be the 'golden thread running through both plan making and decision taking'. The National Planning Policy Framework gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Public inquiry – See Inquiry.

Public open space – Open space to which the public has free access.

Public realm – Areas of space usually in town and city centres where the public can circulate freely, including streets, parks and public squares.

Regeneration - Upgrading an area through social, physical and economic improvements.

Retail – The process of selling single or small numbers of items directly and in person to customers. The use category defined as Class E in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Rural – Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.

Scheduled ancient monument – A nationally important archaeological site, building or structure which is protected against unauthorised change by the Ancient Monuments and Archaeological Areas Act 1979.

Section 106 – see Planning obligation.

Sequential test – A principle for making a planning decision based on developing certain sites or types of land before others, for example, developing brownfield land before greenfield sites, or developing sites within town centres before sites outside town centres.

Setting – The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.

Space standards – Quantified dimensions set down by a local planning authority to determine whether a particular development proposal provides enough space around it so as not to affect the amenity of existing neighbouring developments. Space standards can also apply to garden areas.

Supplementary planning document – Provides detailed thematic or site-specific guidance explaining or supporting the policies in the local plan.

Sustainable development – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.

Town and Country Planning Act 1990 – Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the ‘principal act’.

Tree preservation order – An order made by a local planning authority to protect a specific tree, a group of trees or woodland. Tree preservation orders (TPOs) prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.

Use classes order – The Town and Country Planning (Use Classes) Order 1987 (as amended) is the statutory instrument that defines the 8 categories of use of buildings or land for the purposes of planning legislation. Planning permission must be obtained to change the use of a building or land to another use class.

Urban – Having the characteristics of a town or a city; an area dominated by built development. Urban design – The design of towns and cities, including the physical characteristics of groups of buildings, streets and public spaces, whole neighbourhoods and districts, and even entire cities.

Urban fringe – The area on the edge of towns and cities where the urban form starts to fragment and the density of development reduces significantly.

Guide to changes to the Use Classes Order in England

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial and professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub or drinking establishment	A4	Sui generis
Take away	A5	Sui generis
Office other than a use within Class A2	B1a	E
Research and development of products or processes	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Hotels, boarding and guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation'	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Cinemas, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

Changes of use within the same class are not development. Use classes prior to 1 September 2020 will remain relevant for certain change of use permitted development rights, until 31 July 2021. The new use classes comprise:

Class E (Commercial, business and service uses),

Class F.1 (Learning and non-residential institutions)

Class F.2 (Local community uses)