

PLANNING APPLICATIONS COMMITTEE

ADDENDUM 7th September 2021

Item no.

2. AMEND Neighbour Responses:
An email of support has been received from Cllr Damon Brown stating:
"I would like to draw the Committee members attention to my support for this application as it will provide much needed skilled job opportunities for the area and help new businesses establish themselves in the Bedworth area."
- ADD Neighbours notified:
C2 Grovelands Industrial Estate.
- AMEND Consultation responses:
NBBC Environmental Health:
No objection subject to conditions.
- ADD to Planning Obligations:
As mentioned in the agenda a Viability Assessment has been submitted, this sets out that with the full contributions requested, the scheme would not be viable. The District Valuations Office have independently verified that the scheme would not be viable with full contributions, but they have stated that circa £50,000 could be provided whilst still keeping the scheme viable.
- The crux of this is the high construction costs, added to by several factors and by Western Power who have a wayleave over the site. The Residual Land Value thus reducing, and when compared to the Benchmark Land Value the scheme is unviable. The District Valuer did state:
"However taking into account the increased costs to now achieve a viable development scheme I would need to reduce further the Highways Contribution to approximately £50,000."
3. ADD to Neighbour Responses:
Two anonymous responses of objection from two signatories stating:
1. The overall plans are intrusive.
 2. The 3rd level with 3 extra main dormer windows would overlook other gardens taking away privacy. It wouldn't be so bad if they were rooflight windows
4. AMEND Neighbour Responses objection 1 to read:

1. Application is inaccurate, the land is not owned by the Applicant and the submitted supporting document states the access has been used for over 10 years which is not the case and can be proven by Google Earth. Private legal proceedings have begun. Planning law states it is an offence to provide false information, legislation states that it is an offence to issue a false ownership certificate and the application must be rejected on those grounds.

ADD to Neighbour Responses:

Petition of 11 signatories in support of the application stating:

To allow easier access to the fields especially in winter months, in order to maintain the fields, boundaries and fencing; to be able to store and deliver hay and to be able to gain access if needed in case of an emergency.

AMEND Condition 1 to read:

1. 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 Received
Location Plan	26.01.2021 MLT100B	16th August 2021
Site Plan	15.01.2021 MLT101	17th January 2021
Planning Statement		17th January 2021