

PLANNING APPLICATIONS COMMITTEE

ADDENDUM 25 May 2021

Item

- 1 AMEND reason for refusal to read:
- 1(i) The NPPF paragraph 143 states
“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”
- (ii) The NPPF at paragraph 144 states
“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”
- (iii) The NPPF paragraph 145 (in part) states:
“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.” as none of the exceptional circumstances are relevant to the proposed scheme.
- (iv) Policy DS3 of the Nuneaton and Bedworth Borough Plan 2019 states that development outside of settlement boundaries is limited to agriculture, forestry, leisure and other uses that can be demonstrated to require a location outside of a settlement boundary.
- (v) The proposal is contrary to Policy DS3 as the proposed use of the land would not constitute agriculture, forestry, leisure and other uses that can be demonstrated to require a location outside of a settlement boundary.
- (vi) Policy DS7 of the Nuneaton and Bedworth Borough Plan 2019 makes it clear that there is a general presumption against inappropriate development which is, by definition, harmful to the Green Belt.
- (vii) The proposal is contrary to Policy DS7 as it is considered the proposal would introduce inappropriate development into an area which currently benefits from openness, therefore significant harm would occur to the openness of the Green Belt. It has not been demonstrated that very special circumstances exist which would outweigh the harm by reason of inappropriateness to the Green Belt.
- (viii) Policy BE3 of the Nuneaton and Bedworth Borough Plan 2019 states that all development proposals must contribute to local distinctiveness and character, providing key characteristics that will be assessed, including, inter alia, street layout, patterns of development; residential amenity; and built form.

(ix)The proposal departs from the existing linear form of development noted along this area of Coventry Road, the proposal would therefore constitute backland development, departing from the existing characteristics of the surrounding area, street scene and built form, contrary to the residential amenity of neighbouring occupiers. (Contrary to paragraphs 6.1, 10.7 and 10.12 of the Sustainable Design and Construction SPD 2020).

AMEND consultation responses to read:

No objection subject to conditions from:

NBBC Environmental Health, NBBC Refuse and Cleansing and WCC Highways

No response from:

NBBC Planning Policy and Seven Trent Water.

ADD to Neighbours Notified:

67 - 97 (odd) Coventry Road Bulkington.

AMEND to Neighbour Responses:

There have been 9 objections received from 9 addresses and 1 anonymous objection.

ADD to Neighbour Responses:

Additional comments are summarised below:

1. Applicants have settled status with a number of properties.
2. Site has previous approval for barn conversion with lots of conditions.
3. Does not respect the ribbon development in the area.
4. A neighbour was not notified.
5. No site notice was put up.
6. If approved will set precedent for further development.
7. Adequate Gypsy and Traveller sites in area already.
8. Development within Bulkington will increase by 10% with newly built and proposed sites and no increase in Doctors, schools and other amenities.
9. Loss of views to residents and to heritage views.
10. Contrary to Human Rights of surrounding properties.
11. Covenant on land and surrounding properties.
12. Will cause increase in noise, pollution and light.
13. Contrary to NPPF and Local Policy.
14. Toilet is positioned close to existing properties.
15. Causing stress to existing residents.
16. No designated parking.
17. Land is boggy and will need substantial hard core which will affect drainage and the ditch on the site.
18. No services installed to the site and the provision of these will cause disturbance.
19. Development is not environmentally sustainable.
20. Outside the settlement boundary.

- 3** AMEND Condition 22 to read
22. The proposed first floor windows to the new dwelling to the rear and to the side facing 1 Earls Road shown on the approved plans are to be fitted with obscure glazing level 3 or above and any opening lights to be at least 1.7 metres above the finished floor level of the rooms they serve. The windows are to be retained in perpetuity in accordance with these details.