

Enquiries to:
Wendy Bolton

Telephone Committee Services: 024 7637 6000

Direct Email:
committee@nuneatonandbedworth.gov.uk

Date: 8th June, 2019

Dear Sir/Madam,

A meeting of the **PLANNING APPLICATIONS COMMITTEE** will be held on **Tuesday, 16th June, 2020 at 5.00 p.m.**

Due to Government guidance on social-distancing and the Covid-19 virus this meeting will be held **VIRTUALLY AND LIVE STREAMED**. Public and press can follow the decision making online at www.youtube.com/user/NBBOnline.

Public participation will be by written submissions only. Contributors are asked to submit their comments, questions or representations electronically, in writing, to planning@nuneatonandbedworth.gov.uk by no later than 12 noon on the day before the date of the meeting. All submissions should be no longer than three minutes and will be read out by an officer of the Council.

Public Consultation on planning applications will commence at 5.00 p.m. (see Agenda Item No. 6 for clarification).

Yours faithfully,

BRENT DAVIS

Executive Director - Operations

To: All Members of the Planning
Applications Committee

Councillors W.J. Hancox (Chair);
J. Beaumont; S. Gran; I. Lloyd; B. Longden;
B. Pandher; M. Rudkin; A. Sargeant;
J. Sheppard; R. Smith; R. Tromans;
C. Watkins and K. Wilson (Vice-Chair)

AGENDA

PART I - PUBLIC BUSINESS

1. ANNOUNCEMENTS

The meeting will be live streamed and recorded for later publication on the Council's website.

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

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

3. MINUTES - To confirm the minutes of the meeting held on 26th May, 2020 (attached). **(Page 4)**

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 10)**. 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 SUBMITTED WRITTEN REPRESENTATIONS TO THE COMMITTEE
– the report of the Head of Development Control attached. **(Page 13)**
7. APPLICATIONS FOR PLANNING PERMISSION ON WHICH THE PUBLIC HAVE NOT SUBMITTED WRITTEN REPRESENTATIONS TO THE COMMITTEE
– the report of the Head of Development Control attached. **(Page 13)**
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).

NUNEATON AND BEDWORTH BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

26th May 2020

A meeting of the Planning Applications Committee was held on Tuesday, 26th May, 2020. Due to Government guidance on social-distancing and the Covid-19 virus this meeting was held virtually and live streamed.

Present

Councillor W. Hancox – Chair
Councillor K. Wilson – Vice-chair

Councillors J.B. Beaumont, S. Croft (substitute for Councillor R. Smith), S. Gran, I. Lloyd, B. Longden, B. Pandher, M. Rudkin, A. Sargeant, J. Sheppard, R. Tromans and C. Watkins.

Apologies: Councillor R. Smith.

PLA01 **Chair's Announcements**

The meeting was being live streamed and recorded for future publication on the Council's website.

A minute's silence was observed by those attending the meeting, in tribute to Warwickshire County Councillor Bill Olnor, who had recently sadly passed away.

PLA02 **Minutes**

RESOLVED that the minutes of the meeting held on the 10th March, 2020 be confirmed and signed by the Chair.

PLA03 **Declarations of Interest**

An updated Schedule of Declarations of Interests had been circulated to Committee Members as an addendum.

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

PLA04 **Declarations of Contact**

The Chair declared that all Members had received correspondence in regards to Planning Application No 036491.

Councillor K. Wilson declared that he had had contact with the developers, Taylor Wimpey, regarding developments in his own Ward but not in regards to Planning Application No 036491.

Also in regards to Planning Application No 036491, Councillor J. Beaumont declared that he also had had several meetings with the developers over the past two years, but that he had not given any indication of his voting intention.

IN PUBLIC SESSION

PLA05 **Planning Applications**

(Note: Names of the members of the public who submitted statements 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.

PLA06 **Any Other Business**

None

Chair

SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION AND
RELATED MATTERS REFERRED TO IN MINUTE PLA05 OF THE
PLANNING APPLICATIONS COMMITTEE ON 26th May, 2020

036491: Site 97c001 Bedworth Road, Bulkington, Warwickshire
Erection of 188 dwellings with public open space, landscaping, highways,
drainage infrastructure and other accommodation works.
Applicant: Ms Jayne Smith – Taylor Wimpey, North Midlands Ltd. & Adrian
Seabridge – Seabridge Developments Ltd.

Public Statements: Mr J. Jinks
 Mr A. Williams / Ms J. Smith

DECISION

The decision be deferred until after the next meeting of Full Council, scheduled to be held on 15th July, 2020, pending the approval of Supplementary Planning Documents and the officer's reassessment of the application in light of the approved concept plan.

036712: 6 Ribbonbrook Nuneaton, Warwickshire CV11 4LN
Fell Lime Tree known as T2 of Tree Preservation Order 11/97
Applicant: Mr Peter Beasley

DECISION

That contrary to officer recommendation, approval be given for the tree to be removed, without a requirement that a replacement tree be planted.

**Planning Applications Committee
Schedule of Declarations of Interests – 2020/2021**

| | 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 |
| | J. Beaumont | | Board member of Bulkington Community Library CIC in addition to an unpaid Manager of the library. Board member of Bulkington Village Centre Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Nuneaton and Bedworth Older People's Forum | |
| | S. Gran | | Member of Warwickshire County Council | |
| | W.J. Hancox | | Daughter holds employment position within NBBC Unite the Union Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Building Control Partnership Steering Group • Hammersley Smith & Orton Charity | |
| | I. Lloyd | | Non Executive Director with Nuneaton and Bedworth Community Enterprises Limited. | Dispensation to speak and vote |

| | Name of Councillor | Disclosable Pecuniary Interest | Other Personal Interest | Dispensation |
|--|--------------------|-----------------------------------|--|--------------|
| | | | Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Nuneaton & Bedworth Sports Forum • Camp Hill Urban Village and Pride in Camp Hill • Poor's Piece Charity • Committee of Management of Hartshill & Nuneaton Recreation Group | |
| | B.J. Longden | | Daughter and son-in-law work in the NHS Member of the Stockingford Community Centre Ex-Officiate of the Veterans Contact Point Board Representative on the following Outside Bodies: <ul style="list-style-type: none"> • George Eliot Hospital NHS Trust – Public/User Board • George Eliot Hospital NHS Foundation Trust Governors • Armed Forces Covenant Meeting • Astley Charity | |
| | 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 | |
| | M. Rudkin | Employee of Coventry City Council | Unite the Union Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Bedworth Neighbourhood Watch Committee | |
| | A. Sargeant | | Member of Warwickshire County Council Chairman of The Nook (Nuneaton) Residents Association. Chair of Attleborough Community Matters group. Chair of Attleborough Neighbourhood Watch Volunteer at Volunteer Friends Bulkington. Member of Nuneaton Carnival Committee | |

| | Name of Councillor | Disclosable Pecuniary Interest | Other Personal Interest | Dispensation |
|--|--------------------|---|---|--|
| | | | Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Advice Rights | |
| | J. Sheppard | | 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. Champion for Safeguarding (Children & Adults) Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Local Government Superannuation Scheme Consultative Board • Warwickshire Direct Partnership • Warwickshire Waste Partnership • West Midland Employers • Nuneaton Neighbour Watch Committee | Dispensation to speak and vote on any matters of Borough Plan that relate to the Directorship of Wembrook Community Centre |
| | R. Smith | | Chairman of Volunteer Friends, Bulkington; Board of Directors at Bulkington Village Community and Conference Centre Trustee of Bulkington Sports and Social Club | |
| | R.Tromans | | Director of RTC Ltd | |
| | C.M. Watkins | Landlord of a privately rented property | Representative on the following outside bodies: <ul style="list-style-type: none"> • Nuneaton and Bedworth Home Improvement Agency. • Nuneaton and Bedworth Safer and Stronger Communities Partnership. • Safer Warwickshire Partnership Board. • Warwickshire Housing Support Partnership. • Warwickshire Police and Crime Panel. | |
| | K.D. Wilson | Employee of the Courts Service | Non Executive Director with Nuneaton and Bedworth Community Enterprises Limited | Dispensation to speak and vote |

**Planning Applications Committee
Schedule of Declarations of Interests – 2020/2021**

| | 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 |
| | J. Beaumont | | Board member of Bulkington Community Library CIC in addition to an unpaid Manager of the library. Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Nuneaton and Bedworth Older People's Forum | |
| | S. Gran | | Member of Warwickshire County Council | |
| | W.J. Hancox | | Daughter holds employment position within NBBC Unite the Union Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Building Control Partnership Steering Group • Hammersley Smith & Orton Charity | |
| | I. Lloyd | | Non Executive Director with Nuneaton and Bedworth Community Enterprises Limited. | Dispensation to speak and vote |

| | Name of Councillor | Disclosable Pecuniary Interest | Other Personal Interest | Dispensation |
|--|--------------------|-----------------------------------|--|--------------|
| | | | Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Nuneaton & Bedworth Sports Forum • Camp Hill Urban Village and Pride in Camp Hill • Poor's Piece Charity • Committee of Management of Hartshill & Nuneaton Recreation Group | |
| | B.J. Longden | | Daughter and son-in-law work in the NHS Member of the Stockingford Community Centre Ex-Officiate of the Veterans Contact Point Board Representative on the following Outside Bodies: <ul style="list-style-type: none"> • George Eliot Hospital NHS Trust – Public/User Board • George Eliot Hospital NHS Foundation Trust Governors • Armed Forces Covenant Meeting • Astley Charity | |
| | 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 | |
| | M. Rudkin | Employee of Coventry City Council | Unite the Union Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Bedworth Neighbourhood Watch Committee | |
| | A. Sargeant | | Member of Warwickshire County Council Chairman of The Nook (Nuneaton) Residents Association. Chair of Attleborough Community Matters group. Chair of Attleborough Neighbourhood Watch Volunteer at Volunteer Friends Bulkington. Member of Nuneaton Carnival Committee | |

| | Name of Councillor | Disclosable Pecuniary Interest | Other Personal Interest | Dispensation |
|--|--------------------|---|---|--|
| | | | Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Advice Rights | |
| | J. Sheppard | | 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. Champion for Safeguarding (Children & Adults) Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Local Government Superannuation Scheme Consultative Board • Warwickshire Direct Partnership • Warwickshire Waste Partnership • West Midland Employers • Nuneaton Neighbour Watch Committee | Dispensation to speak and vote on any matters of Borough Plan that relate to the Directorship of Wembrook Community Centre |
| | R. Smith | | Chairman of Volunteer Friends, Bulkington; Board of Directors at Bulkington Village Community and Conference Centre Trustee of Bulkington Sports and Social Club | |
| | R.Tromans | | Director of RTC Ltd | |
| | C.M. Watkins | Landlord of a privately rented property | Representative on the following outside bodies: <ul style="list-style-type: none"> • Nuneaton and Bedworth Home Improvement Agency. • Nuneaton and Bedworth Safer and Stronger Communities Partnership. • Safer Warwickshire Partnership Board. • Warwickshire Housing Support Partnership. • Warwickshire Police and Crime Panel. | |
| | K.D. Wilson | Employee of the Courts Service | Non Executive Director with Nuneaton and Bedworth Community Enterprises Limited | Dispensation to speak and vote |

Planning Applications Committee
16th June 2020

Applications for Planning Permission etc.
Agenda Item Index

Planning Applications

| Item No. | Reference | Address | Page No. |
|-----------------|------------------|--|-----------------|
| 1. | 037056/AB | 56 Aston Road, Nuneaton | 14 |
| 2. | 037128/HE | 86 Mavor Drive, Bedworth | 20 |
| 3. | 036946/CH | Site 37b008 – Edinburgh Road, Nuneaton | 27 |
| 4. | 037032/HE | Site 93a001 – Woodlands Lane, Bedworth | 56 |

| 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 | | |

PLANNING APPLICATIONS

Item No. 1

REFERENCE No. 037056

Site Address: 56 Aston Road Nuneaton CV11 5EJ

Description of Development: New flat in roof space and rear dormer

Applicant: Sleek Property Ltd

Ward: AB

RECOMMENDATION:

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

INTRODUCTION:

The application seeks approval for a new flat in the roof space and rear dormer at 56 Aston Road Nuneaton CV11 5EJ.

The application site is a two storey semidetached property, classified as an office, set on the street frontage at 56 Aston Road, Nuneaton, and Warwickshire, CV11 5EJ.

Neighbouring the site towards the North exists 58 Aston Road, the adjoining two storey, attached property, characterised by buff brick, set on the street frontage.

Neighbouring the site towards the South exists 54 Aston Road, the neighbouring two storey semidetached property characterised by light brown render, with a garage.

The street scene consists of mainly semidetached and attached properties, which are largely set on the street frontage with on street parking. The street is narrow and has parked cars on both sides of the road.

BACKGROUND:

This application is being reported to Committee at the request of Councillor Jill Sheppard. A petition including 5 signatures against the proposal has also been received.

RELEVANT PLANNING HISTORY:

- Refused application for proposed change of use from commercial to an 8 bedroom house in multiple occupation (HMO) (Sui Generis use class) and alterations to the front elevation, in 2019 (Reference 036484)

- Previous Application for Notification for Prior Approval for Proposed Change of Use from Office (B1a) to dwelling house (C3) Office (Prior approval not required) (Reference 036719)
- Application for prior approval for conversion from Offices to 5 self-contained flats. Prior Approval was not required, April 2020 (036991)

RELEVANT PLANNING POLICIES:

- Policies of the Borough Plan 2019:
 - DS1 – Presumption in favour of sustainable development
 - BE3 – Sustainable design and construction
 - Supplementary Planning Guidance / Supplementary Planning Documents.
- Affordable Housing SPD 2007.
- Residential Design Guide 2004.
- National Policy Planning Framework (NPPF).
- National Planning Practice Guidance (NPPG).

CONSULTEES NOTIFIED:

NBBC Environmental Health, WCC Highways

CONSULTATION RESPONSES:

No objection subject to conditions from:
NBBC Environmental Health

No Objection from:
WCC Highways

NEIGHBOURS NOTIFIED:

53, 54 and 58 Aston Road; Unit 7 and Unit 8 Aston Park Industrial Estate;

Neighbouring properties were sent letters notifying them of the proposed development on 23rd April 2020.

NEIGHBOUR RESPONSES:

There has been 1 letter of objection which has been signed as a petition by 5 signatories.

1. Impact on highway safety
2. Impact on car parking
3. Impact on existing infrastructure

APPRAISAL:

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

1. Impact on Residential Amenity
2. Impact on Visual Amenity
3. Impact on Highway Safety

4. Impact on Environmental Health
5. Conclusion

1. Impact on Residential Amenity

The proposed flat in the roof space and dormer, would not impact the 60 degree line from midpoint of the existing ground habitable room window within the properties at 54 and 58 Aston Road. This is because the proposed flat is in the roof and includes a dormer which is above the floors of the neighbouring properties.

Further to this, there is no increase in floor space as a result of the development, therefore there are no further concerns of there being a negative impact on the residential amenity of the neighbouring properties. Further to this, although there is a window proposed in the dormer, it is over 7 metres away from any habitable rooms at the rear and the rear properties include Units 7 and 8 Aston Park Industrial estate therefore there are no habitable rooms at the rear to protect.

2. Impact on Visual Amenity

The design and materials proposed for the roof flat and dormer are to match the existing building, as indicated on the proposed plans. This shows the extension would match the existing building and would not negatively impact visual amenity of the surrounding street scene.

The proposed flat and dormer extension would not be visible from the street scene. Notwithstanding this, the proposed materials as shown in the plans indicate that matching materials will be used, therefore would not negatively impact the visual amenity of the surrounding properties.

The proposed side first floor dormer extension is similar to dormers on other properties at the rear of the street scene, although the dormer at the rear will not be visible from the front of the building.

The proposed windows in the dormer would be in line with the existing ground and first floor windows of the existing building, which will create further symmetry in the visual appearance of the building from the rear. Finally, the flat roof proposed on the dormer is subservient to the existing dwelling, therefore the proposed roof flat and dormer extension is not going to appear visually obtrusive in comparison to the other properties within the street scene.

3. Impact on Highway Safety

Although the proposed application includes new bedroom space, WCC Highways had no objection to the proposal subject to conditions. Highways were consulted in this application consultation process and there are no highways concerns for this application.

4. Impact on Environmental Health

Environmental Health has no objections to the proposal subject to the development occurring in accordance with drawing VD20380-1, which will be included in the Schedule of Plans condition.

5. Conclusion

In conclusion, the proposal for a new roof flat and dormer at 56 Aston Road, would not have a negative impact on highway safety and environmental health. The objection receive which was signed by 5 local residents were concerns raised regarding the parking provision on site. County Highways had no objections to the proposal.

Therefore, on balance, planning approval is recommended to be granted 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, 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:

2. The development should be completed to the following schedule;

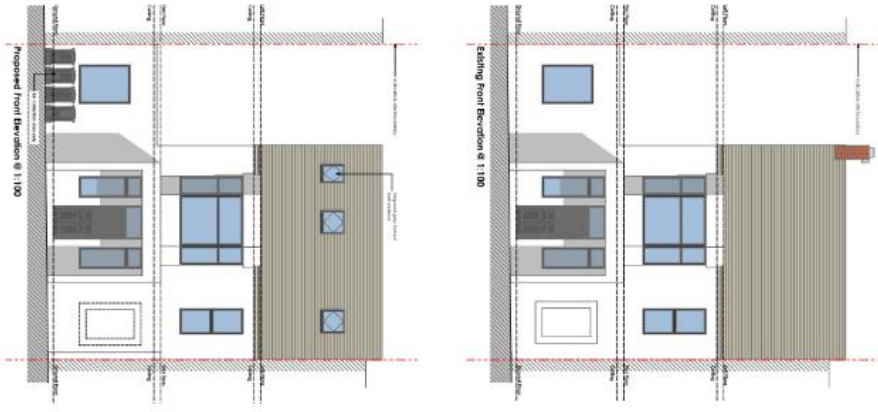
| Description | Plan No. | Date |
|---|-----------|-----------------------------|
| Location Plan, Block Plan, and existing and Proposed front, side, rear and loft floor plans | VD20380-1 | 13 th March 2020 |
| Existing and Proposed ground and first floor plan | VD20380 | 13 th March 2020 |

3. No external materials shall be used in the extension other than of the same type, texture and colour as those used in the existing building, unless otherwise agreed in writing by the Council.



Location Plan @ 1:1250





Item No. 2

REFERENCE No. 037128

Site Address: 86 Mavor Drive Bedworth Warwickshire CV12 0HH

Description of Development: Erection of Single Storey Annex Building to rear to form new games room (Resubmission of previous refusal 036713)

Applicant: Mr Rohid Dhmiya

Ward: HE

RECOMMENDATION:

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

INTRODUCTION:

Erection of single storey annex building to rear to form new games room (Resubmission of previous refusal 036713) at 86 Mavor Drive Bedworth Warwickshire CV12 0HH.

The application seeks approval for the erection of a single storey annex on vacant land to the rear of the existing garden. The single storey annex is proposed to measure 4.4 metres wide and 8.2 metres long, with the ground to eaves measurement being 2.5 metres, and the overall height of the structure, with a shallow pitched roof, of 3.2 metres tall.

The application site is a three bedroom, north facing, two storey, semidetached property characterised by white render, set back from the street frontage, located at 86 Mavor Drive, Bedworth, CV12 0HH.

Neighbouring the site towards the East sits 88 Mavor Drive, the adjoining two storey property is characterised by light brown gravel render, with a driveway set back from the street frontage with an existing garage to the side.

Neighbouring the site towards the West exists number 1 Humphrey Davy Road, a corner plot, semidetached, two storey dwelling characterised by light brown render.

The street scene consists of mainly semidetached dwellings of differing scales and designs which are largely set back from the street frontage. The properties which surround the application site are all of different scales and use different building materials, for example render and buff brick.

The garden of the application site extends approximately 13.3 metres to the rear, and meets with the proposal site which backs onto several properties including 1, 3, and 5 Humphrey Davy Road, 1 and 2 Davy Lamp Close, and 140 Newcomen Road. The

topography is flat and level, although this parcel of land where the single storey annex is proposed is at a lower land level than the garden surrounding the existing property.

BACKGROUND:

This application is being reported to Committee at the request of Councillor Anne Llewellyn Nash.

RELEVANT PLANNING HISTORY:

- 029440 - Conservatory to Rear - Approved 2009. (at 86 Mavor Drive).
- 036713 - Erection of rear outbuilding - Refused 2020.

RELEVANT PLANNING POLICIES:

- Policies of the Borough Plan 2019:
 - DS1 – Presumption in favour of sustainable development
 - BE3 – Sustainable design and construction
 - Supplementary Planning Guidance / Supplementary Planning Documents.
- Affordable Housing SPD 2007.
- Residential Design Guide 2004.
- National Policy Planning Framework (NPPF).
- National Planning Practice Guidance (NPPG).

NEIGHBOURS NOTIFIED:

There have been 3 letters of objection from 4 addresses raising the following points:

1. Previous application on the land refused in neighbours favour and was hard fought,
2. Land should have been included in garden for 1 and 2 Davy Lamp Close as per the conditions on approval.
3. People purchased properties for the quietness.
4. Too large a building on a small plot.
5. Previous approval said no more building for 5 years.
6. Had to endure stress due to development here for years.
7. Detrimental impact on wellbeing of surrounding neighbours on overcrowding and intrusion.
8. Concerns of noise and light from the proposal and concerns over use of building for residential purposes.
9. Obtrusive and not in keeping with surrounding properties, noise issues, height, overshadowing and privacy concerns.
10. Water drainage concerns.
11. Concerns due to the previous permission for erection of bungalows on the land at Davy Lamp Close.
12. Covenant clause on land that only 4 buildings can be erected on the land.
13. Lack of access for emergency services for example, Fire service Ambulance service and Police.
14. Concern about fire risk of building as so close to boundaries.
15. Mental health of neighbours will be impacted upon by noise; disturbance; dust; loss of daylight; vibration; visual amenity; smells and fumes.
16. Overdevelopment and sense of enclosure.

17. Will be used as residential so will increase light and noise to neighbours late into night.
18. Agenda report is incorrect only enough parking for 2 cars at the property not 4. Also incorrect about parking at 88 Mavor Drive.
19. Roof lights should be facing applicants property not neighbours.
20. Construction noise will be nuisance to neighbours.

APPRAISAL:

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

1. Principle of development.
2. Impact to residential amenity.
3. Impact to the visual amenity.
4. Impact on highway safety.
5. Conclusion.

1. Principle of development

The proposal is for an ancillary building to the main residential property for residential use, the proposal states it will be used as a study/games room. The land is surrounded by residential properties, therefore the principle of the use for ancillary residential use is considered acceptable providing that residential and visual amenity are acceptable.

Apparently, there is a covenant placed on the land, however, there is no planning involvement on covenants of land which were established at any point between landowner and developer and covenants are not a material planning consideration but a legal/civil matter instead.

As members will see from the above history there was a previous application on the site recently, which was refused by the Council. The current application is a reduction in the size of the outbuilding. Where before it measured 12.4m x 4.4m the outbuilding has been reduced in length and is proposed to be 8.27m x 4.4m – so the same width, but less long.

2. Impact to residential amenity

Impact to 88 Mavor Drive

In relation to the applicants attached neighbour number 88 Mavor Drive, the ground floor rear windows of this property are to an extension and therefore the views from these windows cannot be protected as per paragraph 9.2 of the Council's Residential Design Guide 2004 (RDG). In terms of the sense of enclosure to this neighbour's garden, the view of the proposal will be limited from this neighbour's garden due to their own detached building at the bottom of their own garden blocking the view to the proposed outbuilding.

Impact to 140 Newcomen Road

There will be a distance of 12.8 metres from the rear of the original part of the house of this property to the blank wall of the proposed outbuilding. So this complies with the 12 metres set out in paragraph 9.2 of the RDG. Notwithstanding this, number 140 Newcomen Road is partly extended to the rear.

Impact to 1 and 2 Davy Lamp Close

There is a distance of 15.5 metres from the original rear windows of 1 and 2 Davy Lamp Close to the proposed new outbuilding which exceeds the 12 metres set out in paragraph 9.5 of the RDG from original rear windows to a blank wall. Roof lights are proposed to the rear of the proposed outbuilding which will be visible from 1 and 2 Davy Lamp Close but these are at high level and will therefore not provide overlooking.

Impact to 5 and 7 Humphrey Davy Road

There is a small toilet/shower room window proposed on the elevation to these properties but this is considered to be to a non-habitable room and is labelled to be obscure glazed necessary for privacy. In addition any views will be protected by the 1.8 metre fence in close proximity to the window. There are 15 metres from the original rear walls of these properties to the proposed outbuilding so again the 12 metres distance set out in the RDG paragraph 9.5 is met. Notwithstanding this, the parts of these houses that are in line with the proposal are extensions so again cannot be protected. In terms of the sense of enclosure to these gardens, the proposal is only across a relatively small part of the rear boundary of these neighbours' gardens.

Therefore, it is considered that the proposal is in compliance with the RDG to all of the neighbouring properties in terms of sense of protecting amenity and light to these neighbours original rear windows and garden area.

3. Impact to the visual amenity

The outbuilding is on lower land level than the existing dwelling and whilst it is relatively long at 12.4 metres, it is relatively low at 3.4 metres to the ridge. The materials proposed are concrete interlocking tiles to the roof and facing brickwork to the walls so this is in keeping with the surrounding area and it is therefore considered that the visual amenity is acceptable. However it is considered relevant if approved, to condition the approval so that the similar colour and type of materials are used to that which matches the area.

4. Impact on highway safety

The development will not have an impact on highway safety as no further bedrooms are proposed therefore the existing number of parking spaces for the development is considered to be sufficient for the host dwelling as the proposal is to be ancillary to this.

5. Conclusion

In conclusion, the distance from the surrounding dwellings meets the distance standards within the RDG in relation to protecting aspect and light to these neighbour's rear windows and garden area. The use is ancillary to the main house so the principal of the development is considered acceptable and the materials are in keeping with the area. The neighbour concerns over the covenant placed on the land is not a current planning consideration and will be up to the Applicant to resolve with the previous owner who placed the covenant. In conclusion it is considered there is no valid planning reason to go against the presumption in favour of sustainable development.

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:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

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

| <i>Plan Description</i> | <i>Plan No.</i> | <i>Date Received</i> |
|--|-----------------|--------------------------|
| Location Plan | 02 | 5 th May 2020 |
| Proposed site plan, ground and rear elevations | MD86-10B | 5 th May 2020 |

3. No external materials shall be used in the annexe other than of the same type, texture and colour as those used in the existing building, unless otherwise agreed in writing by the Council.

Location Plan



Item No. 3

REFERENCE No. 036946

Site Address: Site 37b008 - Edinburgh Road, Nuneaton Warwickshire.

Description of Development: Erection of 44 dwellings (Approval of reserved matters - layout, scale, appearance, landscaping and access of outline permission 029715). (Amendment to previously approved reference 036201). Camp Hill Phase 3) (part 5 of 6). Amendment is the change of house types for 40 dwellings; change of 6 apartments to 2 houses and change from flat over garage to 2 dwellings.

Applicant: Mr David Green, Barratt Homes Mercia.

Ward: CH

RECOMMENDATION:

Planning Committee is recommended to grant planning permission, subject to the conditions from the outline approval and the new conditions as printed.

INTRODUCTION:

This is for the erection of 44 dwellings and is for an approval of reserved matters for layout, scale, appearance, landscaping and access of approved outline permission 029715 which was approved by Committee in November 2009.

This current application is to amend some of the house types for the previously approved reserved matters under reference 036201 which was for phase 3, part 5 of 6 and was for 142 dwellings and which was approved by Committee in September 2019.

This new application proposes changes to the previous approved house types for 40 of the dwellings; a change of 6 apartments to 2 houses and to amend a flat over a garage to 2 dwellings. This is for the final phase of the Camp Hill regeneration scheme.

The site encompasses part of Edinburgh Road, Hazel Road and Hillcrest Road and comprises of cleared vacant land and dwellings that are now boarded up (some which are derelict) or are becoming vacant as part of the current compulsory purchase for this phase. The Compulsory Purchase Order was served on owners and due to objections was determined by the Planning Inspectorate in a Public Inquiry in November 2019.

The site is quite severely restrained due to the steep gradient changes from the south up to the north of the site.

BACKGROUND:

This application is being reported to Planning Applications Committee as it is a major application on land owned by Nuneaton and Bedworth Borough Council.

RELEVANT PLANNING HISTORY:

- 036201 Erection of 142 dwellings (Approval of reserved matters - layout, scale, appearance, landscaping and access of outline permission 029715) Camp Hill Phase 3)(part 5 of 6). Approved. 11/09/2019.
- 036087 Application for variation of condition (schedule of approved plans) following grant of planning permission 034128 (and as amended by 034669). Variation is to amend some of the proposed gabled roofs to hipped roofs and removal of three visitor parking bays on Queen Elizabeth Road. Variation agreed. 27/05/2019.
- 034669 Variation of Condition application to omit Condition 7 following grant of 034128. (Erection of 163 dwellings, approval of reserved matters - phases 4 and 6). Variation is to omit the retaining wall. Variation agreed.
- 034128 Erection of 163 dwellings (Approval of reserved matters - layout, scale, appearance landscaping and access of outline planning permission 030128B) (Camp Hill Phase 3) (4 & 6 of 6). Approved 11/01/2017.
- 034169 Application for removal of condition 21 of planning permission 030128B to exclude the provision of affordable housing for the last phases yet to be determined. Approved October 2016.
- 033312 Erection of dwellings (Approval of reserved matters for landscaping following outline approval reference 029715). Approval 30/06/2015.
- 032920 Partial re-design of phase 3. Omission of pedestrian link, layout changes of 6 units and 3 plot substitutions. Approved 18/11/2014.
- 032302: Erection of 6 apartments (Approval of reserved matters: access, appearance, layout and scale of outline planning permission 030128B) (Camp Hill Phase 3) (Amendment to part of approved reserved matters application 031849 relating to access, appearance, layout and scale for sub-phase 2a). Approved 17/12/2013.
- 032172: Amendments to 8 plots (Plots 222-225, 270, 292-294) (Approval of reserved matters: layout, scale, appearance, landscaping and access of outline planning permission 030128B) (Camp Hill Phase 3) (2 of 6) Approved 23/08/2013.
- 031849: Erection of 134 dwellings (Phase 2A & 3. Approval of reserved matters following approval of phase 3 outline planning permission 030128B) Approved 07/03/2013.
- 031862: Erection of 63 (extra care supported housing) self-contained dwellings and shared communal/community facilities. Approved 7/03/2013.
- 030128A and 030128B: Vary condition 12 of Approval 10153 and condition 21 of Approval 29715 to remove the last sentence which reads as follows: No more than 50% of units in any phase shall be occupied unless and until the affordable housing for that phase has been provided and is available for use. Approved 07/06/2010.
- 029715: Residential development (Outline with all matters reserved). (Existing houses demolished, resubmission following the expiration of previous outline permission reference 010153). Approved 11/11/2009.

- 010153: Residential development (Outline) (Existing houses demolished). Approved 09/06/2006.

RELEVANT PLANNING POLICIES:

- Saved Policies of the Borough Plan 2019:
 - DS1 - Presumption in favour of sustainable development.
 - DS2 - Settlement hierarchy and roles.
 - DS3 - Development principles.
 - DS4 - Overall development needs.
 - H1 - Range and mix of housing.
 - H2 - Affordable housing.
 - BE1 - Contamination and land instability.
 - BE3 - Sustainable design and construction.
- Residential Design Guide 2004.
- National Policy Planning Framework (NPPF).
- National Planning Practice Guidance (NPPG).

CONSULTEES NOTIFIED:

WCC Highways, NBBC Land and Property and Pride in Camp Hill.

CONSULTATION RESPONSES:

No objection subject to conditions from:
WCC Highways.

No response from:
NBBC Land and Property and Pride in Camp Hill.

NEIGHBOURS NOTIFIED:

64 – 84 (even) 108, 110, 120,122 Hillcrest Road, 20, 21, 22, 24 Hazel Road, 1-14 (incl) Holyrood Court, 181 – 187 (odd), 201 – 215 (odd), 261 – 273 (odd), Queen Elizabeth Road.

Neighbouring properties were sent letters notifying them of the proposed development on the 12th February 2020. Site notices were erected on street furniture on the 18th February 2020 and the application was advertised in The Nuneaton News on the 26th February 2020.

NEIGHBOUR RESPONSES:

No responses received.

APPRAISAL:

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

1. Principle of Residential Development.
2. Impact on Visual Amenity.
3. Residential Amenity.
4. Highways and parking provision.
5. Conclusion

1. Principle of Residential Development

The principle of residential development and adherence to policy has already been established through the granting of outline planning permission and the reserved matters applications for this particular phase. The Compulsory Purchase Order necessary to implement this scheme has been approved via the Planning Inspectorate.

As this is a reserved matters application there are no Section 106 contributions required as this was dealt with at the outline stage and in this instance was dealt with via a Developer Agreement.

It is therefore considered that the principle of residential development for this site is well established.

2. Impact on Visual Amenity

Policy BE3 of the Borough Plan 2019 states that development should be designed to a high standard and provide local distinctiveness. It also states that development should reflect the positive attributes of the neighbouring area and have characteristics that are sensitive to the layout, street pattern and built form of the area. The design of the units is to be in keeping with the rest of the regeneration scheme with a mix of two, two and a half storey and three storey properties.

The features on this phase will mirror the previous schemes and the design principles are in keeping with the specification initially set out in the Camp Hill Supplementary Planning Document that is no longer extant but which was driven by a number of agencies including the Princes Trust.

To address the significant slope on the site, the existing street scene in the area means that many of the existing houses due to be demolished are two storey and are elevated above the road level. This means that parking on existing premises is often to the rear and which is at different levels to the houses they serve. The proposed houses will be at road level with parking to the front or side of properties. The previous phases and the previous reserved matters for this application addressed the land level differences by retaining walls and in some cases by providing split level houses. The split level house types include the Alvecote; Cherrington; Claverdon and Ettington that were three storeys on one side and two storeys on the opposite side. This latest application serves to remove these stepped houses and the Developer has cited that this is due to Building Regulations changes and the increased cost of providing this type of construction. This does mean that on the latest scheme that gardens will have an increased amount of terracing in private space.

Notwithstanding these amendments it is considered that the visual amenity of this latest scheme remains acceptable.

3. Residential Amenity

Policy BE3 of the Borough Plan 2019 states that development should:

“Development proposals must be:

- 1. Designed to a high standard.*
- 2. Able to accommodate the changing needs of occupants.*

3. *Adaptable to, and minimise the impact of climate change.*

Urban character

All development proposals must contribute to local distinctiveness and character by reflecting the positive attributes of the neighbouring area, respecting the sensitivity to change of the generic character types within each urban character area. Key characteristics to review include:

1. *Current use of buildings*
2. *Ownership/tenure*
3. *Street layout*
4. *Patterns of development*
5. *Residential amenity*
6. *Plot size and arrangement*
7. *Built form*

The Policy above states that consideration should be made to ensure the design is sensitive to the residential amenity of the area. In order to assess the impact between the proposed and existing properties and between the new properties the Council's Residential Design Guide 2004 (RDG) has been used. The RDG provides clear guidance on the way buildings relate to each other and the consequential impact of this on levels of acceptable amenity for both existing and future occupiers. The development has been assessed against paragraphs 9.0 - 9.6 of the RDG to ascertain the impact the proposal would have on privacy, aspect and light.

The larger reserved matters scheme has already been assessed against the RDG and therefore only the impact of the amended plots has been assessed under this latest application.

The RDG gives distance standards for level sites but in paragraph 9.1 it does state that levels and garden shape and size are considerations. Due to some extreme level differences across this site, this also has to be considered within the assessment. In order to ascertain the amended impact of the new scheme site sections have been provided to show the difference between the previously approved scheme and the amended plots.

The scheme previously approved and the latest amended scheme largely meets with the distance standards stated in the Council's RDG.

Plots 27-30

These plots have changed from house types Ettington and Cherrington which were both three storey to the front and two storey to the rear to house types Suffolk which are three storey front and back. The Suffolk is slightly shorter in height by 400mm to these previous house types.

The new plots are in the same location and same overall height as the previous approved plots and therefore there will be no different impact to the nearest existing neighbours which are 110 and 120 Hillcrest Road. (Shown on section C-C on plans).

There will be no detrimental impact to the immediate adjacent plots of 26 and 31 indeed the amended design means there is no side habitable windows overlooking these plots. This will also increase the amenity within the new plots where side windows overlooking neighbouring properties have now moved to provide views to rear gardens instead.

The impact to the front across to plot 106 will remain the same and which in any case is across two roads.

Plots 57 to 70

As above, these plots have changed from house types Ettington and Cherrington which were both three storey to the front and two storey to the rear to house type Suffolk which are three storey front and back.

The plots are in an identical position to the previously approved reserved matters and the depth of the Suffolk is the same as the Ettington and Cherrington. The Suffolk is slightly shorter in height by 400mm. It is therefore considered that in relation to 64 to 80 Hillcrest Road (even numbers) the impact will be relatively the same as previously approved. (As demonstrated on Section D-D.)

As the plots have not moved and were three storey to the front it is considered there is no impact on the new plots opposite which are plots 71 to 74.

In relation to the neighbouring new property plot number 56 it is considered the impact is less as a side habitable window has been removed.

Plots 75 to 82

These are now proposed to be the house type Suffolk which are three storey front and back. They were previously approved as Claverdon which were two storeys to the front and three storeys to the rear.

In relation to the impact to the houses to the front which are plots 45 to 54, the distance should be 30m as the distance is from three storey windows to three storey windows (paragraph 9.3 of the RDG) and the distance is around 17m. However, the RDG does state that the distance can be reduced if across a road.

In reference to the impact to plots 92 to 100 the Suffolk are not as deep as the Claverdon by 650mm so the distance from plots 75 to 82 through to plots 93 to 100 has been increased slightly by approximately 1m. This would normally mean that the impact would be improved but is balanced out by the fact that by pushing the plots further forwards the ridge height and window heights will be approximately 2m higher. The distances from window to window with these new neighbouring properties is between 16.2m to 24m; ideally the distance to these neighbouring properties should be 30m especially bearing in mind these plots are almost 6m taller than these neighbouring plots. However, due to the extreme level difference between the two gardens, this means that views from the windows of plots 75 to 82 will be in line with the roofs of these lower plots (92 to 100) rather than into windows. (Please refer to Section A-A). To an extent this will also be buyer beware. The houses are also at a slight angle to one another again lessening the impact.

Whilst the proposal will not comply with the distance standards with plots 93 to 100 it is considered that there are mitigating circumstances that means that the impact is acceptable.

It is considered there will be no different impact than that previously approved for the adjacent plots 74 and 83.

Plot 92

The house type Alvecote has changed from three storey to the front and two storey to the rear to both elevations having three storeys and is in the same location as the dwelling previously approved.

This will have no different impact on the nearest existing properties 209 to 213 (odd numbers) Queen Elizabeth Road to that previously approved and in any case is at an obscure angle to these and at least 33m away and at least 9m from the first and second floor new windows to the boundary of the rear gardens of these existing properties and across the road from them (as per the minimum distance of 7m set out in the RDG paragraph 9.4).

There will be no impact to the two new adjacent properties.

In relation to plots 81 and 83 as the position is the same as previously approved and is at an obscure angle to these premises there will be no impact to these properties.

It is considered that this plot fully meets the RDG.

Plots 93 - 100 (direct reference to 75 to 82 above)

These are now to be house type Suffolk which are three storey front and back and were previously house type Ettington which were three storey to the front and two storey to the rear. The Ettington's did have one primary window to the side to the kitchen the Suffolk does not so will provide better amenity for the new occupier. The two house types are the same depth but the Suffolk is 400mm shorter in height.

As stated previously the Suffolk is not as deep as the Claverdon by 650mm so has allowed the new plots 75 to 82 to be set approximately 1m further apart than 75 to 82 this would normally mean that the impact would be better but is balanced out by the fact that by pushing the plots further forwards the ridge height and window heights will be approximately 2m higher. The distances from window to window with these new neighbouring properties is between 16.2m to 24m. Ideally the distance to these neighbouring properties should be 30m especially bearing in mind these plots are almost 6m lower than these neighbouring plots. However, notwithstanding this, as stated previously due to the significant level difference between the two gardens means that the views from windows of plots 93 to 100 will be to the retaining walls separating the two rows of houses rather than directly to the windows of plots 75 to 82. (Please refer to Section A-A). Again to an extent this will also be buyer beware. In addition, the houses are also at a slight angle to one another again lessening the impact.

It is considered there will be no different impact than that previously approved for these plots and whilst the proposal will not comply with the distance standards with plots 93

to 100, it is considered that there are mitigating circumstances that means that the impact is acceptable.

Plots 101-105

These plots are still house type Alvecote however the house type has been amended from three storeys to the front and two storeys to the rear to both having three storeys. The roof and eaves height has been slightly increased by approximately 300mm but the plots are in exactly the same position as the houses previously approved.

In relation to the existing neighbouring properties of Holyrood Court and 187 Queen Elizabeth Road these would have faced three storey new dwellings in any case approved under the previous reserved matters so the only difference is the slight increase in height. However, it is considered that due to the distance and the hipped roof of the Alvecote, the impact of the additional slight height difference would be minimal.

In reference to plots 71 to 74 whilst effectively the house type has changed from two to three storeys to these neighbours, these amended plots are much lower than plots 71 to 74 so again the impact is not greatly different to what was previously approved.

It is therefore considered that the amendments to these plots are in line and in keeping with the previous approved plans.

Plot 116

Plot 116 was previously a house type Alverton which was a flat over a garage with parking to the rear for the apartments of plot numbers 117 to 122. This plot is now a two and a half storey house type Kingsville with two parking spaces to the side. In terms of residential amenity within the plot the amenity is considered acceptable.

It is a semi to plot 117 so has no impact to this new neighbour.

In relation to the impact to plot 115, whilst 116 projects approx. 1.1m further back than this property no rear windows or amenity space are impacted due to there being two drive widths between the houses.

There are no rear neighbours to consider as the proposal looks across a parking court.

In relation to the impact to the existing neighbour 267 Queen Elizabeth Road, the previous reserved matters was only 2 storeys to this neighbour so there will be a greater impact. The amended Plot 116 looks across the road to this neighbour's rear garden. The nearest part of this neighbour's garden is at the same height as the road whereas the house of this neighbour is at a lower level. There will be at least 8.7m from the new front windows to the rear garden boundary of this existing neighbour (so meets the 7m distance in paragraph 9.4 of the RDG) and 28m to the rear windows of this neighbour's house and 28.7m from the new dormer windows. The RDG states that the distance should be 30m (paragraph 9.3) however this paragraph states that the distance can be reduced if across a road.

It is therefore considered that the impact of this new plot complies with policy.

Plot 117

This is now proposed to be a two and a half storey house type Kingsville. There is no impact to the immediate neighbours and the amenity value within the plot is considered acceptable.

The relationship to 267 and 269 Queen Elizabeth Road is the same as for plot 116.

It is therefore considered that the impact of this new plot complies with policy.

Plot 118

This has now been amended to a house type Kingsville and impacts 269 and 271 Queen Elizabeth Road the same as above. However it is worth noting that the impact is considered less than the previous approved reserved matters as this plot has replaced a three storey apartment block (as shown in section B-B). Therefore the overall height has been reduced to these existing properties in Queen Elizabeth Road.

This new plot will overlook the garden of plot 120 but at a distance of 10m so meets the 7m set out in the RDG (paragraph 9.4) and will be at a lower level than plot 120's rear garden.

This plot has no impact to its immediate new neighbours and the amenity within the plot meets the standards.

It is therefore considered that the impact of this amended house type complies with policy.

Plot 119

This is to be a three storey house type Brentford and has no impact to the adjoining plot number 118.

In relation to 271 and 273 Queen Elizabeth Road the impact is considered similar to what was approved previously, although the apartments previously approved were hipped (giving a smaller massing) but which were taller at 10.88m whereas the Brentford is gabled but is lower at 10.34m.

In reference to 24 Hazel Road the overall massing of the proposal is slightly lower than what was previously approved by 500mm but is now to be a gable rather than a hip. The distance from the front windows of 24 Hazel Road to the new front windows of plot 119 is virtually the same as the previous approval at approximately 20m. In addition the apartments that would have been in front of this property were to be 18.3m wide whereas the new house on plot 119 is only 9.7m wide so there will be views to the side of the building of plot 119. The impact to 24 Hazel Road was considered acceptable previously even though the distance was only 20m and should have been 30m due to the height difference between the two but was considered acceptable as it is across open space (as allowed under paragraph 9.3 of the RDG). In addition one of the affected windows at ground floor is a secondary window to a dining room and the other ground floor windows affected are tertiary and fourth window to a kitchen/family room. At first floor the distance is acceptable at 20m but even in these affected rooms the windows are secondary.

In relation to the impact to plot 120 no habitable windows to private amenity space will be affected.

In reference to the residential amenity within the plot the rear windows of plot 119 will only be 10m to the side of plot 120 (the distance should be 14m) but there are secondary windows to the rooms affected.

It is considered that the impact of this new plot is acceptable as there are mitigating circumstances.

Overall, it is considered there is little or no difference between the previously approved scheme and the new scheme in relation to residential amenity.

4. Highways and Parking Provision

All the amended plots will have two parking spaces mostly in tandem and are split between front parking and parking to the side of properties.

The Council's Supplementary Planning Guidance (SPG) states that there should be an average of 1.5 spaces per dwelling across a scheme so the amendments exceed this.

WCC Highways originally objected to the layout but following amendments no longer have objections subject to conditions.

5. Conclusion

It was considered on the previous scheme that there was no doubt this is a dense development but is in line with the ethos of the regeneration scheme and the design approach that was unique to the Camp Hill Design Code and which allows for this high density to be achieved without creating the impression of overcrowding and poor urban quality.

The layout on this phase is hugely restricted due to the constraints of the site in terms of the gradient which makes any design within the site problematic. The overall scheme aspires to make a positive contribution to the character and quality of the area and makes efficient use of the land and provides a mix of dwelling types and sizes. In terms of the visual and residential amenity it is considered that the amended scheme is similar to that previously approved with no or little increased impact.

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 previously provided under the outline application and the new conditions attached to this permission; the proposed development would be in accordance with the development plan and 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:

Schedule 1

The details and plans contained in the following Schedule 1 be approved in accordance with Condition 1 a), b), c), d) and e) of outline planning permission reference 030128B granted on the 7th June 2010 relating to siting, design, external appearance and access.

Schedule of approved documents

| <i>Plan Description</i> | <i>Reference</i> | <i>Date Received</i> |
|---|------------------|---------------------------|
| Site Location Plan | SL01 | 29 th Jan 2020 |
| Plot Substitution Site Layout | 1000 Rev C | 20 th May 2020 |
| Boundary Treatments | BT-01 | 29 th Jan 2020 |
| Materials Layout | ML-01 | 29 th Jan 2020 |
| Site Sections | 1010 Rev A | 27 th Feb 2020 |
| Site Sections | 1011- | 27 th Feb 2020 |
| Alvecote Classic Floor Plans & Elevations | 01 | 29 th Jan 2020 |
| Suffolk Floor Plans & Elevations | 01 | 29 th Jan 2020 |
| Kingsville | P410 Rev A | 11th July 2019 |
| Brentford | P404 Rev B | 11th July 2019 |

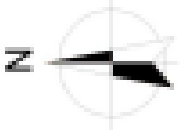
Schedule 2

1. No development including any site clearance shall take place, until a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the Council. The approved CEMP shall be adhered to throughout the construction period. The CEMP shall include details of:

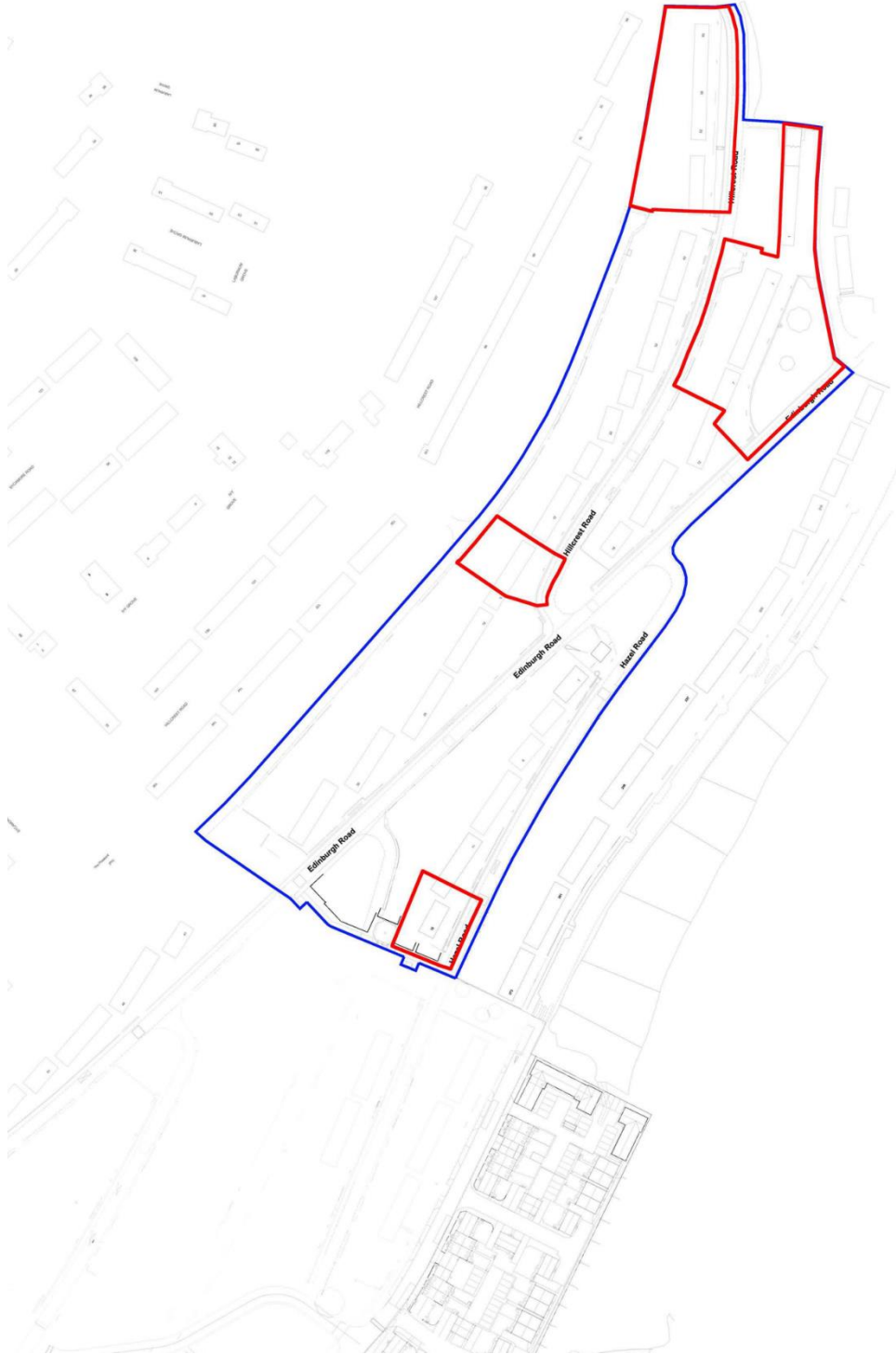
- a. Any pre- construction checks required.
- b. The species safeguards to be employed; - including undertaking additional protected species habitat assessments (and undertaking any necessary resulting protected species surveys) for any vegetated areas currently lacking such assessments to inform the preparation of the CEMP.
- c. Appropriate working practices and timings of construction works.
- d. Site clearance methods.
- e. The extent of buffer zones and stand-offs for sensitive ecological features.
- f. What to do if protected species are discovered during construction.
- g. Where and how the hedgehog passes will be created and identify what permanent enhancements have been made for amphibians, hedgehogs and reptiles.
- h. 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 also include details of a suitably qualified Ecological Clerk of Works to oversee implementation of the CEMP and address any contingency measures where appropriate. The CEMP will set out key operations and associated points at which written reports will be submitted by the Ecological Clerk of Works to the Authority evidencing implementation of the contents of the CEMP through dated photographs and associated text. The approved plan will be implemented in accordance with the approved details. The above conditions for Ecological works monitoring arrangements including a timetable covering all key stages and on site actions including what operations an ecologist will be present at and routine submission of written reports including dated photographic records of works and visits at each key stage. The above conditions conform to the British Standard BS 42020:2013 Biodiversity: Code of Practice for Planning and Development.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and en-acting that Order) no rear extensions (Class A of The Order) shall be erected on plots 9, 18, 57 and 62, nor shall any roof alteration or enlargement (including dormer windows) (Class B of The Order) take place on plots numbers 1 to 70 on Plot substitution Site Layout 1000 Revision C received 20th May 2020 unless otherwise agreed in writing by the Council.
3. The development must be laid out in accordance with the following approved drawing; Plot substitution Site Layout 1000 Revision C received 20th May 2020.
4. No utility pipe works or cabinets are to be placed on the exterior walls of the undercroft (FOG) vehicular accesses that measure less than 5.5m to reduce access less than the entrance or access.
5. Suitable signage must be placed by the undercroft (FOG) accesses that measure a width of less than 5.0 metres to ensure drivers give way to vehicles entering the undercroft from the main road. If a better solution can be found for the access via the undercrofts to the courtyards that would prevent the possibility of vehicles reversing onto the highway, the Highway Authority would welcome this.
6. No development above ground level shall commence until details of methods for the prevention of vehicular access to the pedestrian footway in the south western corner of the site (linking Edinburgh Road and Hazel Road) has been submitted to and approved in writing by the Council. No dwelling shall be occupied until the approved methods have been installed on site in accordance with the approved details.



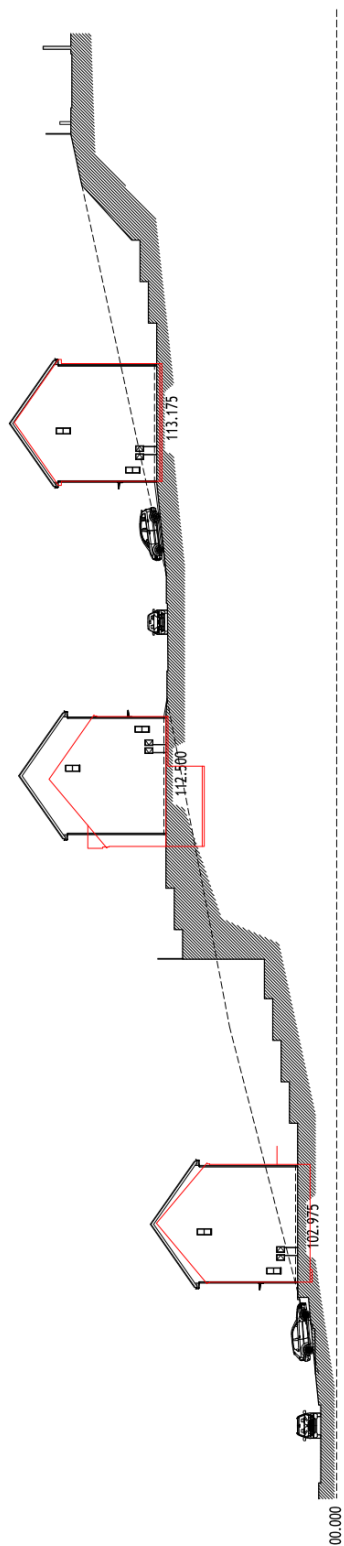
Site Location Plan





New Amended Layout Plan (Drawing no.1000 Revision C)

New Site Sections A-A and B-B



Edinburgh Road Parking Plot 96 "Suffolk" Rear Garden Plot 79 "Suffolk" Hillcrest Road Parking Plot 49 "Sutton" Rear Garden Hillcrest Road

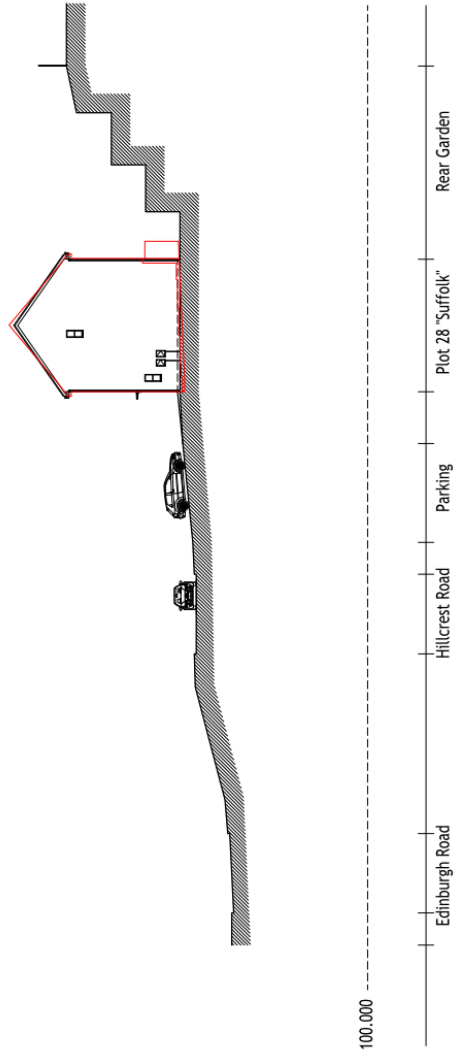
SECTION A - A



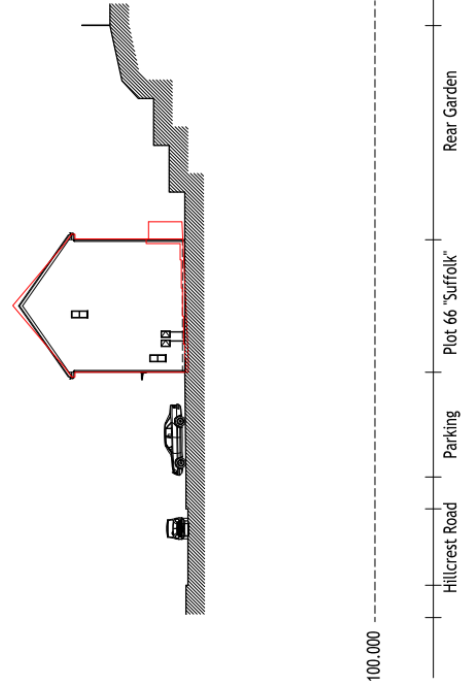
Edinburgh Road Rear Garden Plot 118 "Kingsville" Rear Garden Plots 120-121 "Richmond" Plots 122-123 "Richmond" Plots 124-125 "Richmond"

SECTION B - B

OUTLINE OF APPROVED PLOTS ARE INDICATED IN RED



SECTION C - C

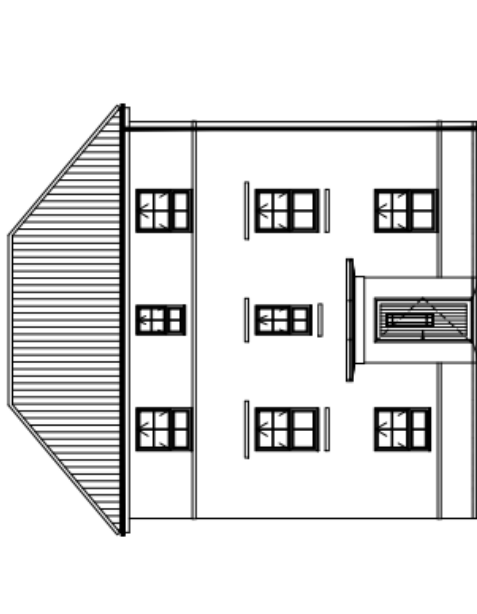


SECTION D - D

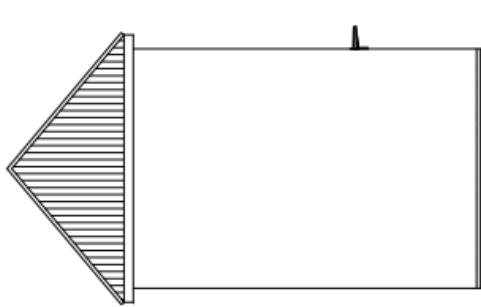
OUTLINE OF APPROVED PLOTS ARE INDICATED IN RED

New Site Sections C-C and D-D

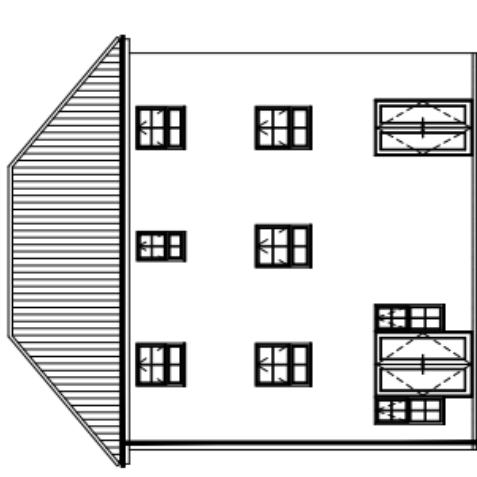




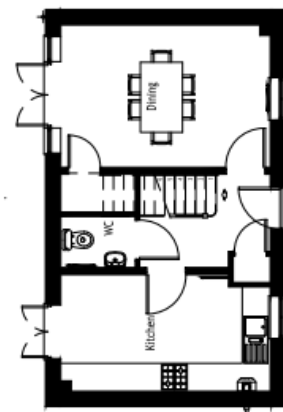
FRONT ELEVATION



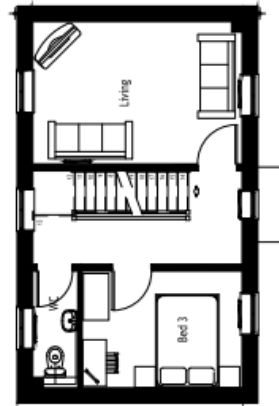
SIDE ELEVATION



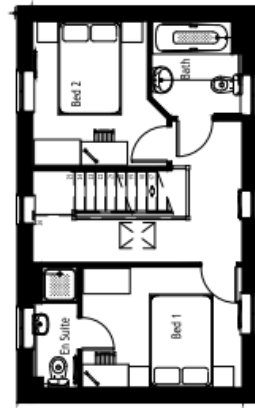
REAR ELEVATION



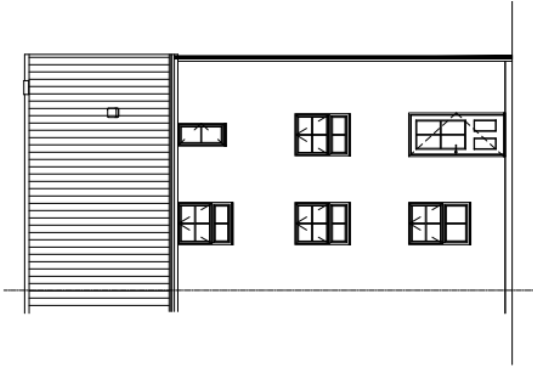
GROUND FLOOR



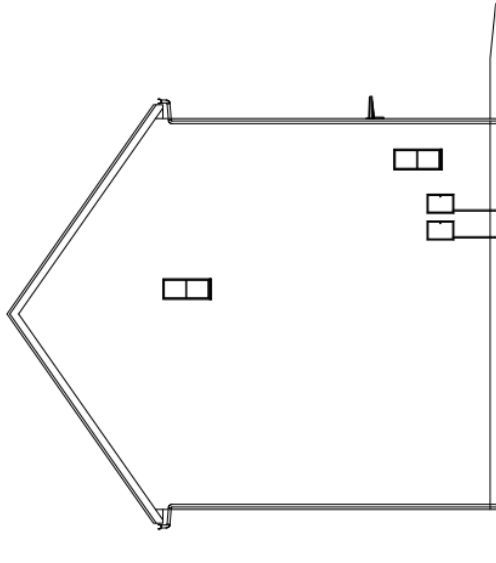
FIRST FLOOR



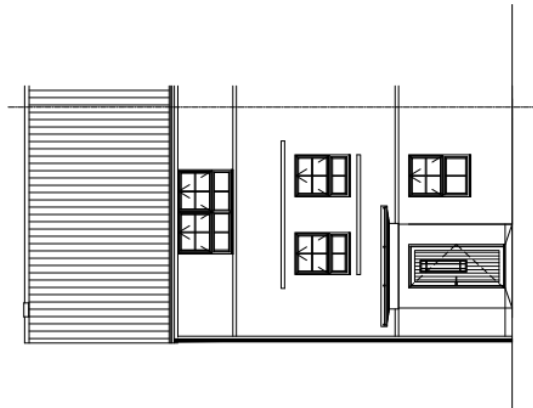
SECOND FLOOR



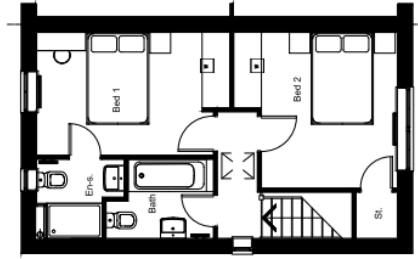
REAR ELEVATION



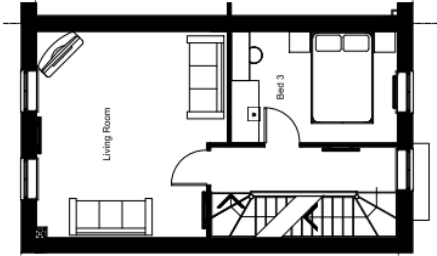
SIDE ELEVATION



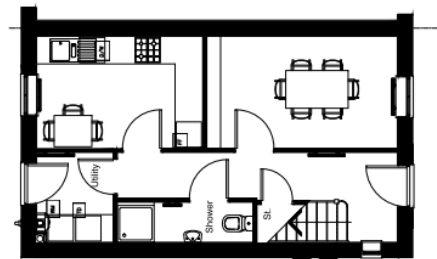
FRONT ELEVATION



SECOND FLOOR



FIRST FLOOR

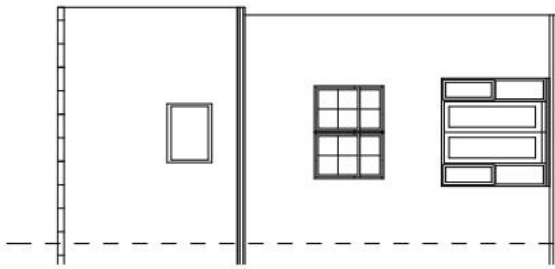


GROUND FLOOR

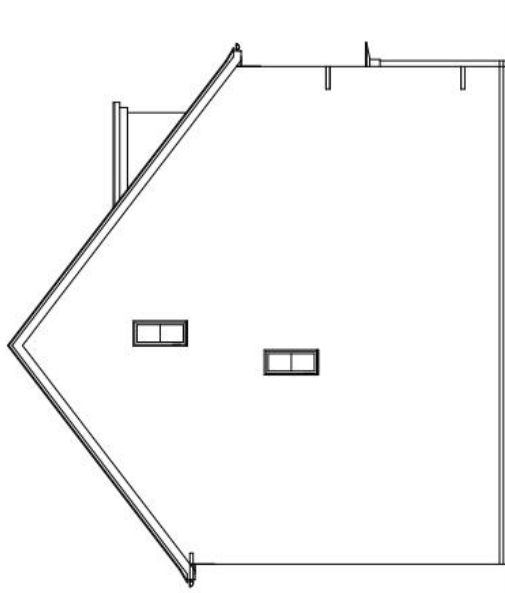
New House Type – Suffolk



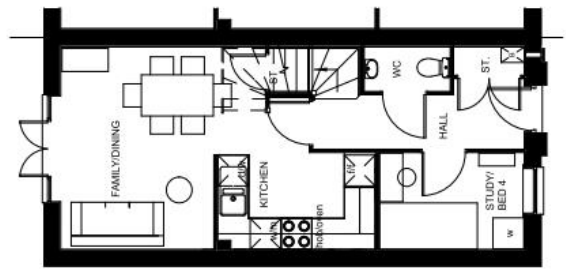
Front Elevation



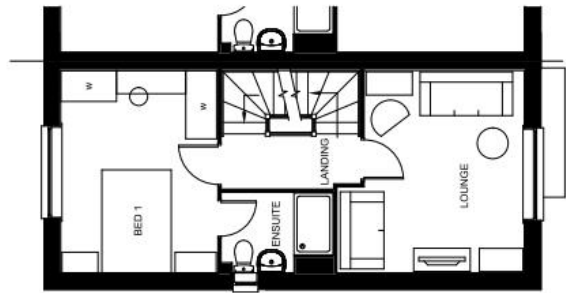
Rear Elevation



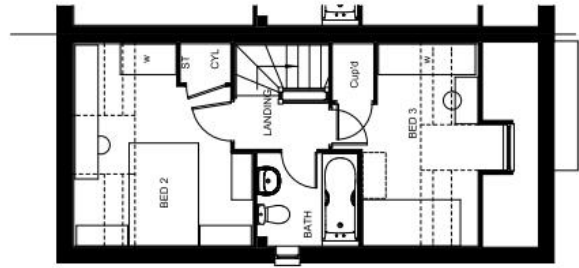
Side Elevation



Ground Floor



First Floor



Second Floor

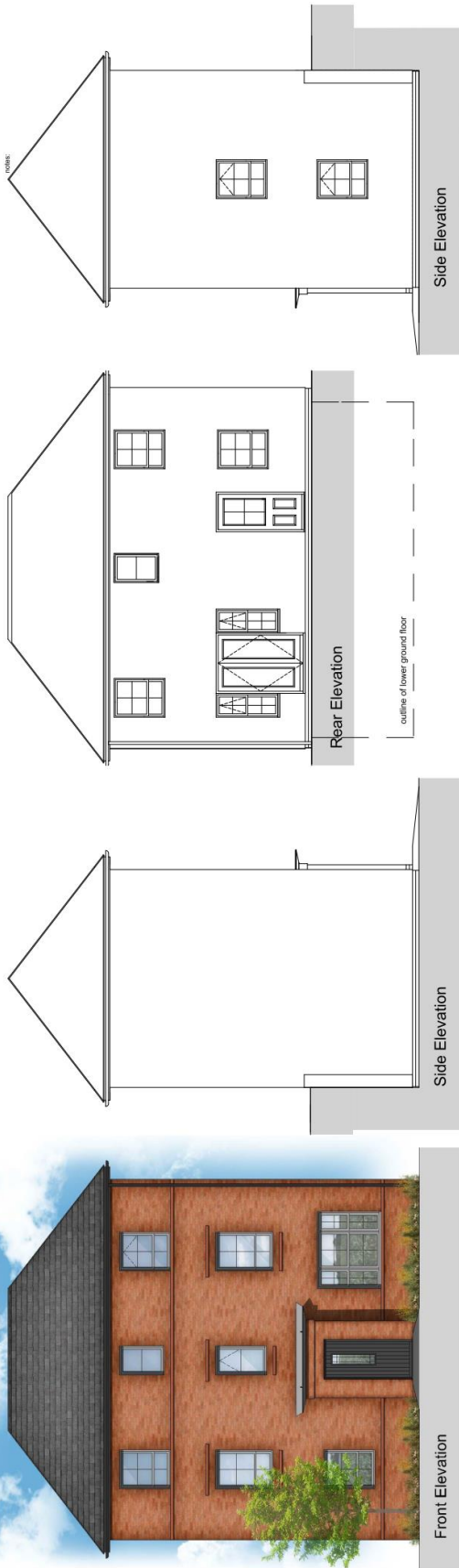


Previously Approved (under 036201) and New House Type – Kingsville



Previously Approved (under 036201) and New House Type – Brentford

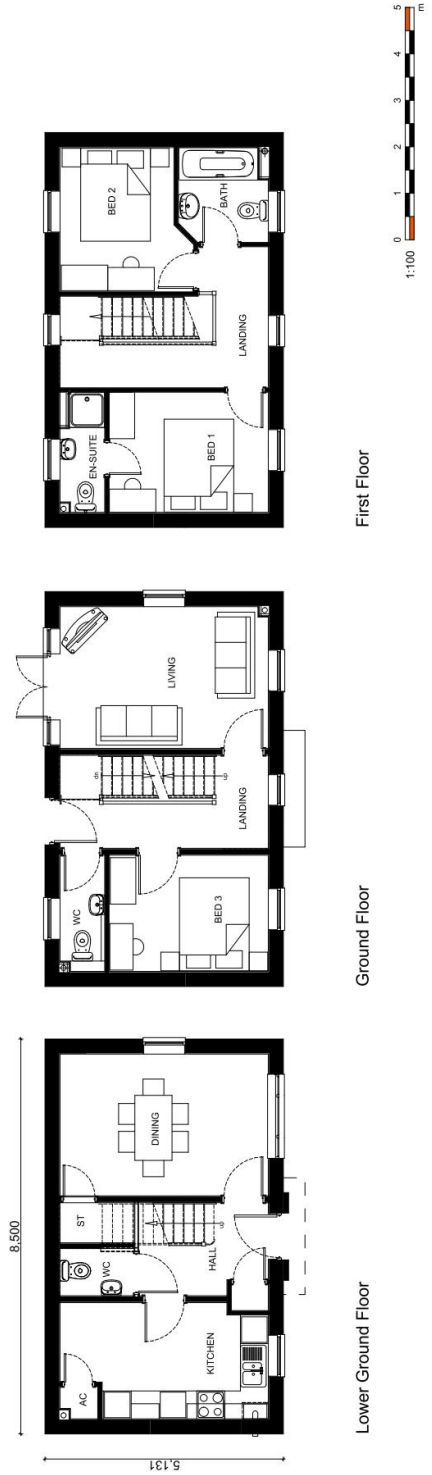
NOT TO SCALE
 ALL DIMENSIONS TO BE CHECKED ON SITE AND ADJUSTED AS NECESSARY
 PRIOR TO COMMENCEMENT.
 © I.D.P.



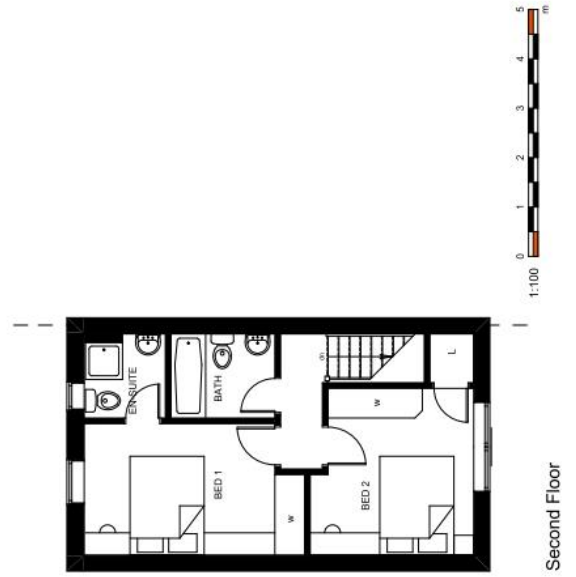
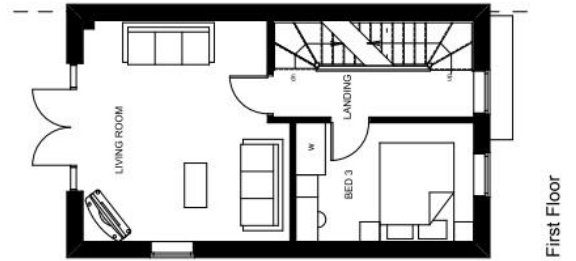
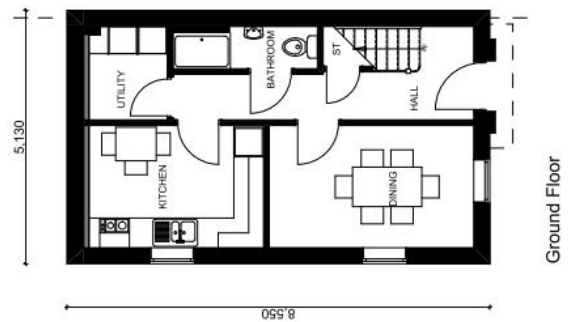
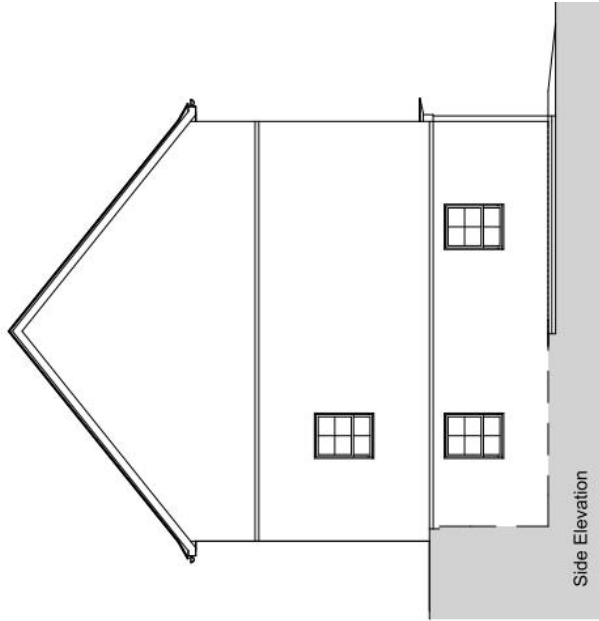
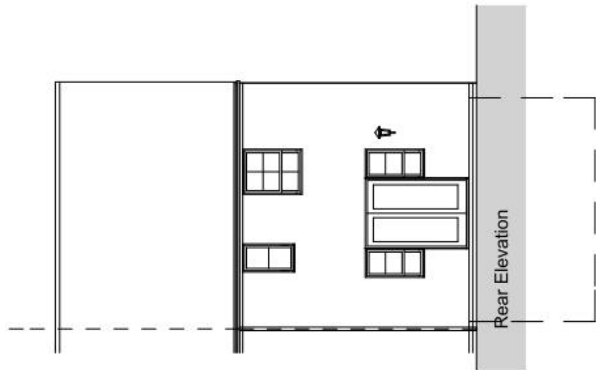
Key
 AS Plots: 92, 102.
 OPP Plots: 101, 103, 104, 105.

ARCHITECT: I.D.P.
 URBAN DESIGN PLANNERS
 PROJECT M/ LANDSCAPE
 WE ARE I.D.P.

status: PLANNING RIBA
 client: Barratt / DWH Merca
 job: Camp Hill Phase 5
 title: House Type - Alvecot
 drawn: CW date: .
 checked: SOS scale: @ a3.
 job no: C2491 dtp no: P4
 IDP GROUP 27 SPON STREET COVEI
 T: +44 (0)24 7652 7600 E: info@idpgrp
 www.weareidp.com



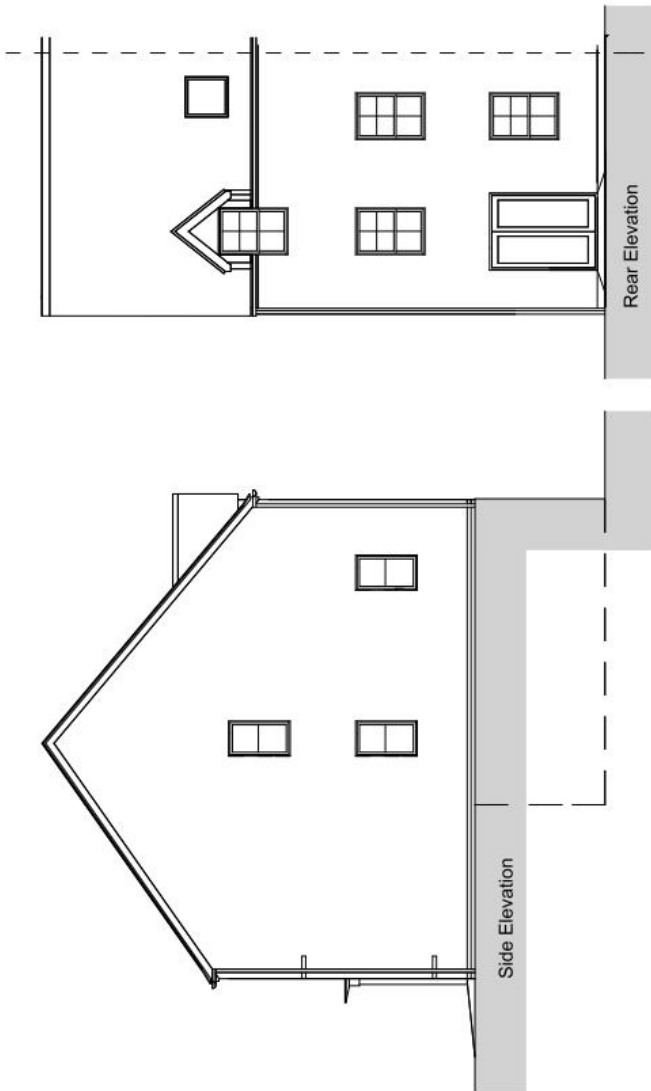
Previously Approved (under 036201) House Type – Alvecot



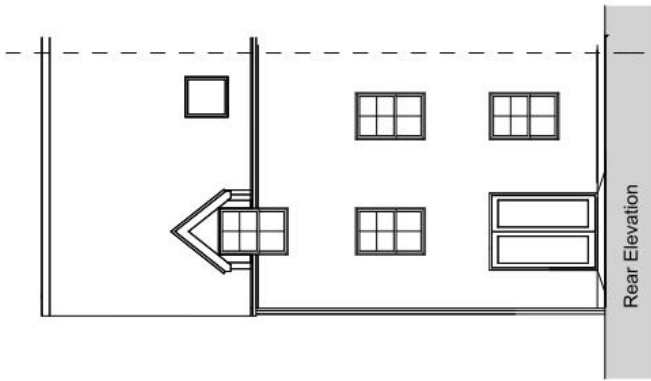
Previously Approved (under 036201) House Type – Ettington



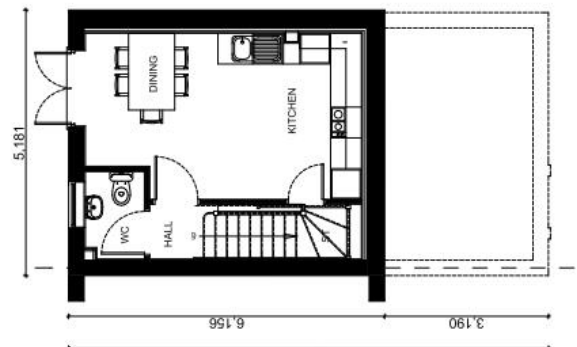
Front Elevation



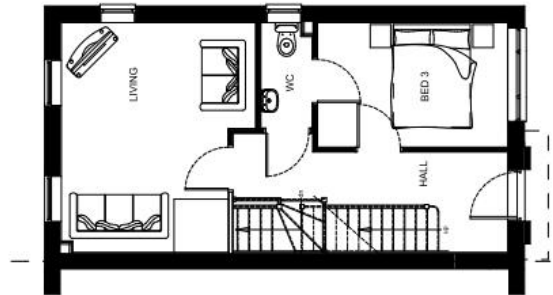
Side Elevation



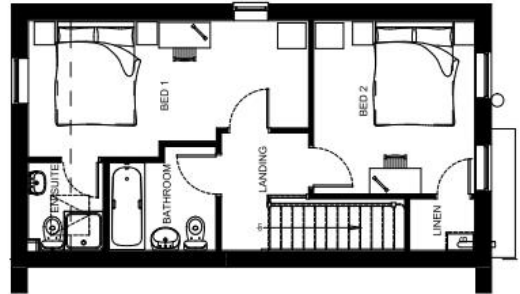
Rear Elevation



Lower Ground Floor



Ground Floor



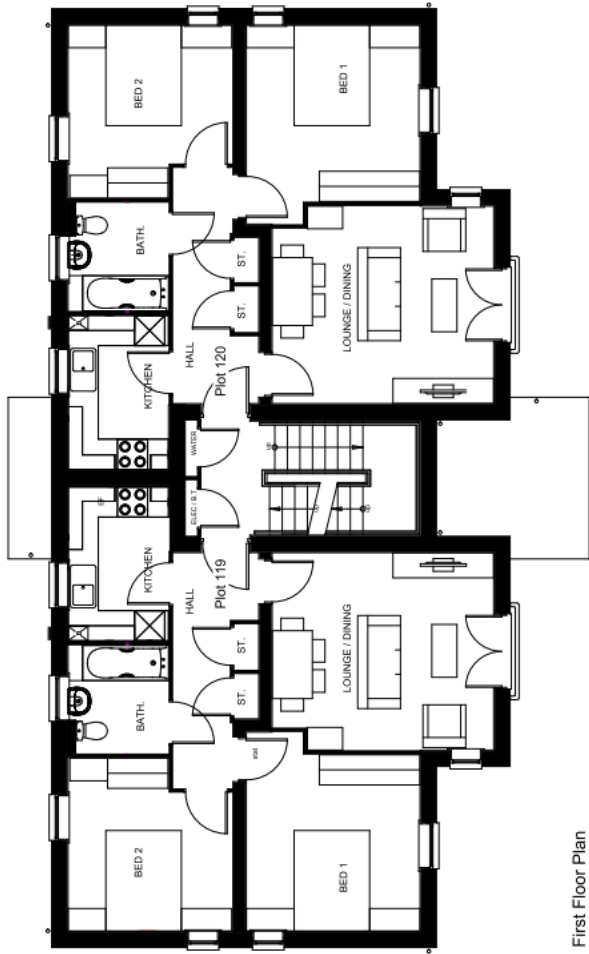
First Floor



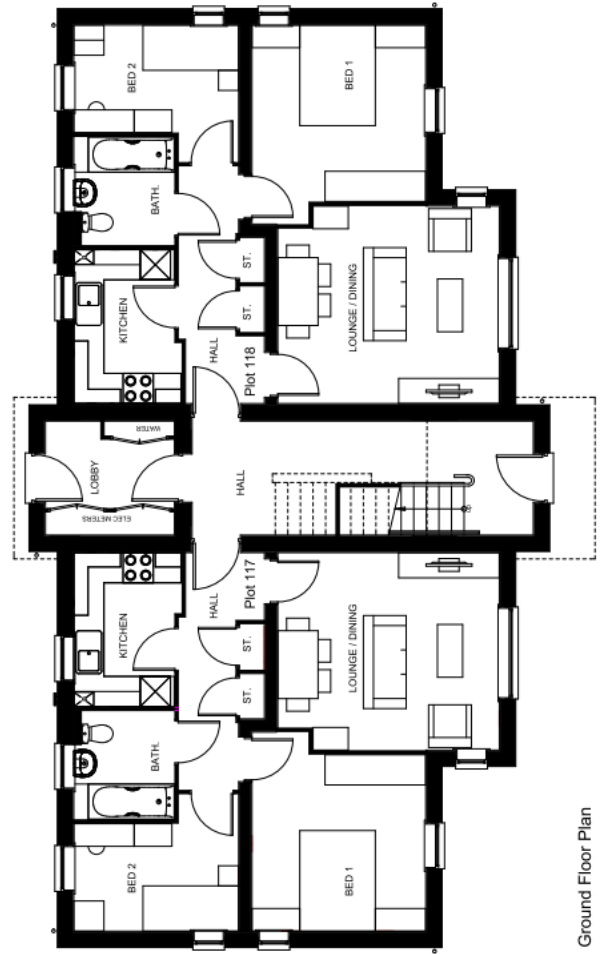
Previously Approved (under 036201) House Type – Claverdon



Previously Approved (under 036201) House Type – Cherrington



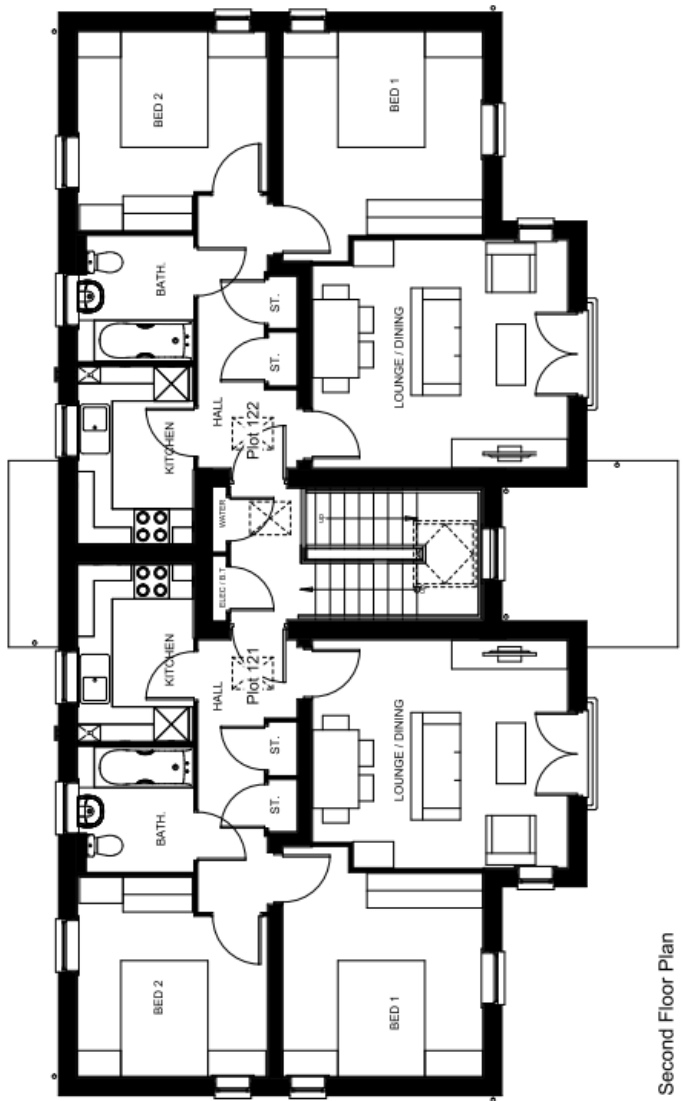
First Floor Plan



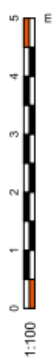
Ground Floor Plan



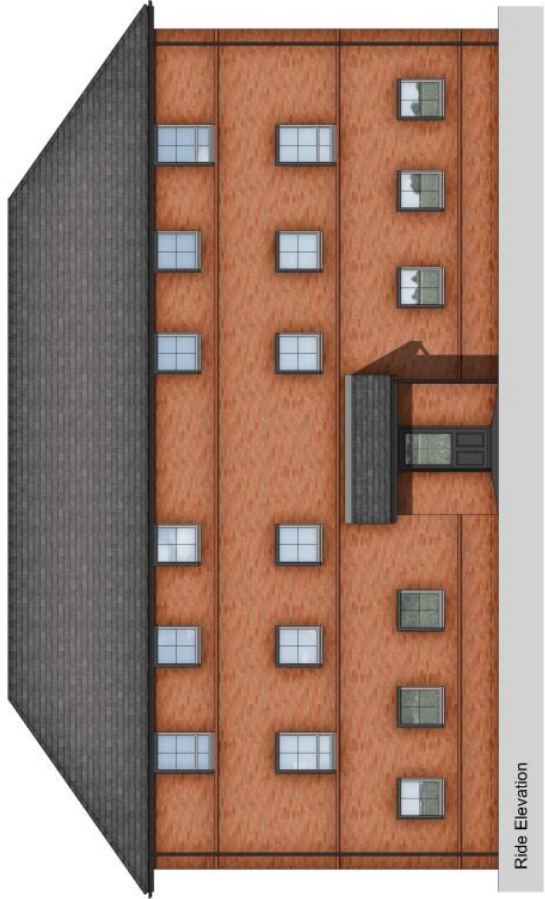
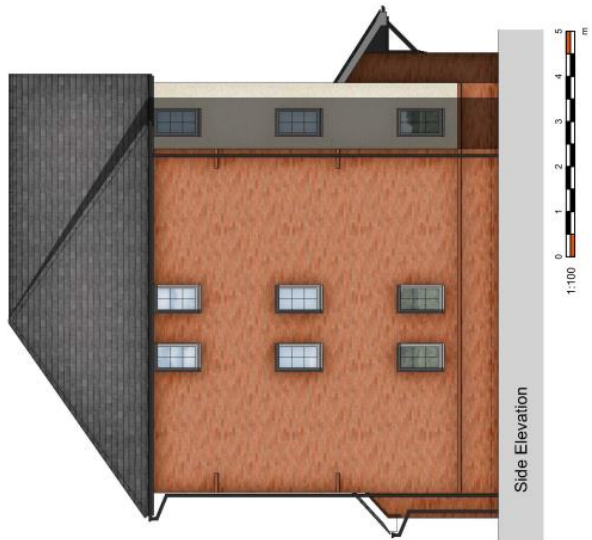
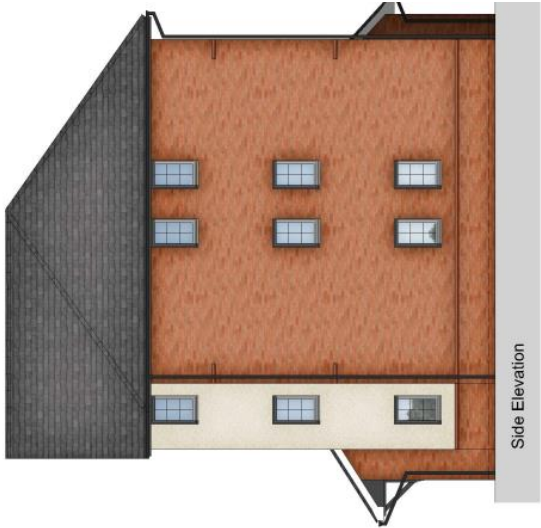
Previously Approved (under 036201) Apartments – Ground and First Floor Plans



Second Floor Plan



Previously Approved (under 036201) Apartments – Second Floor Plan



Previously Approved (under 036201) Apartments – Elevations

REFERENCE No. 037032

Site Address: Site 93A001 Woodlands Lane Bedworth.

Description of Development: Demolition and erection of replacement masonry agricultural building. Amendment to previously approval 036123 as previous approval was for a timber structure.

Applicant: Mr Andrew Cartwright, Cartwright Homes Ltd.

Ward: HE

RECOMMENDATION:

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

INTRODUCTION:

The application is for the demolition of the existing building and erection of a replacement masonry agricultural building. This is an amendment to a previous approval reference 036123. The previous approval was for a timber structure. The site is on Woodlands Lane, Bedworth.

The existing building is timber with a relatively low roof, set back from the road. Its current condition is derelict. It is within the curtilage of what appears to be a small holding and is within Green Belt. There is a pond in close proximity to the site which has Great Crested Newts (GCN). There are no other buildings in close proximity to the site.

The replacement is in exactly the same location as the timber barn to be demolished and is exactly the same dimensions at 23m long by 6.1m wide by 3.4m in height. The windows and door will be in the same position as the existing; the only difference is that the existing building is timber and this latest application proposes it to be built in brickwork with corrugated sheet roof.

BACKGROUND:

This application is being reported to Committee at the request of Councillor Kyle Evans.

RELEVANT PLANNING HISTORY:

- 036123 Demolition and erection of replacement agricultural building. Approved 9th August 2019.
- 027661/ BUDC8352 Erection of bungalows. Refused. 07/07/1996.

RELEVANT PLANNING POLICIES:

- Policies of the Borough Plan 2019:
 - DS1 - Presumption in favour of sustainable development.
 - DS7 - Green Belt.
 - NE3 – Biodiversity and geodiversity.
- National Policy Planning Framework (NPPF).
- National Planning Practice Guidance (NPPG).

CONSULTEES NOTIFIED:

Cadent Gas, DEFRA, Environment Agency, NBBC Environmental Health, NBBC Parks, WCC Archaeology, WCC Highways.

CONSULTATION RESPONSES:

No objection subject to (possible) conditions from:
WCC Highways.

No objection from:

NBBC Environmental Health, NBBC Parks and WCC Archaeology.

No response from:

Cadent Gas, DEFRA and Environment Agency.

NEIGHBOURS NOTIFIED:

Woodlands House Farm and Woodlands Cottage Bedworth Lane, Woodlands Farm and 1 The Woodlands Farm, Woodlands Lane and Arbury Estates, Arbury Estates Office, Windmill Hill.

Neighbouring properties were sent letters notifying them of the proposed development on the 21st April 2020. A site notice was erected on the gate to the site on the 23rd April 2020. The application was advertised in The Nuneaton News on the 8th April 2020.

NEIGHBOUR RESPONSES:

There have been no objections from neighbouring properties but one response of objection from Cllr K Evans stating the following:

1. Area contains ridge and furrow and the Planning Inspector said for the Borough Plan that this must be retained where possible.
2. Concern is that ridge and furrow will be damaged during construction. Any work that entails damage to ridge and furrow should be applied for via Defra and the Environment Agency.
3. If building is approved in brick, the Applicants could then apply for a change of use to residential dwelling. This raises concerns as the site is not in the Borough Plan and should not be considered for housing. A condition needs to be added if approved to say a change of use will not be considered by the Council.
4. Concerns about access to the site which is only 5 metres wide so construction traffic will not be able to access site safely, this should be considered by County Highways.
5. Woodlands Lane is not accessible for HGV's. WCC Highways raised this point on a recent application for nine houses on Woodlands Lane. If approved the

application should be conditioned to state that HGV's cannot be used to erect this building.

6. Also have concerns about wildlife and nature especially the lack of protection for the Great Crested Newts in the area.
7. Requests that Planning Applications Committee refuses application.

APPRAISAL:

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

1. Impact on Green Belt.
2. Impact on Archaeology.
3. Impact on Visual Amenity of the area and neighbours.
4. Impact on Highway Safety.
5. Biodiversity and Ecology.
6. Conclusion.

1. Impact on Green Belt.

Appropriateness of Development

Paragraph 141 of the NPPF in relation to protecting the Green Belt states that council's should work:

positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

The NPPF (paragraph 143) then goes onto state that if development for Green Belt is inappropriate, then this in definition means development may be considered harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 144 states:

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.

Paragraph 145 states that the exceptions for new buildings are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Likewise the Borough Plan 2019 (paragraph 6.61) states that:

6.61 Types of development that may be deemed not inappropriate within the Green Belt include those which are considered essential to:

- Agriculture and forestry.
- Cemeteries.
- Outdoor recreation and outdoor sport.
- Extensions or alterations to buildings that would not result in disproportionate additions to the original building.
- The replacement of a building, provided that the new building is for the same use, is not materially larger than the one that it replaces, and will have no greater impact on the openness of the Green Belt.

The definition of Green Belt in the Borough Plan 2019 states that:

A designation which aims to keep land permanently open or largely undeveloped.

The purposes of the Green Belt are to:

- Check the unrestricted sprawl of large built up areas.
- Prevent neighbouring towns from merging.
- Safeguard the countryside from encroachment.
- Preserve the setting and special character of historic towns.
- Assist urban regeneration by encouraging the recycling of derelict and other urban land.

The Borough Plan DS7 (in part) states that:

Development in the remaining Green Belt

To ensure the remaining Green Belt across the Borough continues to serve its fundamental aim and purpose, and maintains its essential characteristics, it will be protected by restricting development to only that which is considered by national planning policy as not inappropriate Green Belt development, except where very special circumstances can be demonstrated.

Proposals on previously developed sites in the Green Belt will be restricted to the limited infilling and redevelopment of previously developed land, and will be assessed in accordance with national planning policy.

Any development proposals considered not inappropriate for locating within the Green Belt should demonstrate how their plans will retain the five key purposes of the Green Belt.

Opportunities to enhance the beneficial use of the Green Belt will be approved, including opportunities to provide access, provide outdoor sport and recreation, retain and enhance landscapes, provide visual amenity and biodiversity, or to improve damaged or derelict land.

It is considered that the proposal fits with the appropriate type of building and use described above and is not considered to be inappropriate development or requires very special circumstances.

Impact on Openness

Paragraph 133 of the states that:

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 134 also refers to the need to:
to check the unrestricted sprawl of large built-up areas

The definition in the Borough Plan 2019 for Green Belt also refers to the need to:
keep land permanently open or largely undeveloped.

Paragraph 145 (in part states:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority. “

Likewise the Borough Plan 2019 Policy DS7 refers to:

“Proposals on previously developed sites in the Green Belt will be restricted to the limited infilling and redevelopment of previously developed land, and will be assessed in accordance with national planning policy.”

Paragraph 6.61 of the Borough Plan states that (in part):

- “Extensions or alterations to buildings that would not result in disproportionate additions to the original building.
- The replacement of a building, provided that the new building is for the same use, is not materially larger than the one that it replaces, and will have no greater impact on the openness of the Green Belt.”

The building is a redevelopment and replacement to be exactly the same size and location as the existing unit. It therefore complies with the above policies. The principle of a replacement building has already been established by the granting of approval 036123 in 2019 and it is considered that by amending this to brickwork with corrugated sheeting roof this will not impact the openness of the area to that already felt by the existing structure.

2. Impact on Archaeology

Councillor Evans has concerns about the impact to the ancient ridge and furrow in the area.

The evidence base for the Borough Plan included a Heritage Assessment (2016) this looked at the development site known as HSG4 which is only 300 to 400m from the site. This report (paragraph 7.2.4) recognises that HSG4 has extensive areas of ridge and furrow potentially from a medieval open field system and that a similar field scape of large irregular fields stretched between the strategic site and Arbury Hall (paragraph 7.2.5). This results in HSG4 being considered to have 'medium heritage significance' (paragraph 7.3.2). Paragraph 7.4.2 also makes reference to areas to the north of HSG4 having well preserved ridge and furrow.

Due to the above Warwickshire Archaeology were consulted. They concluded that the proposal would 'unlikely have a significant archaeological impact' given that the proposal is on the same footprint as an existing building.

3. Impact on visual amenity of the area and neighbours

Section 1 above has discussed the impact on openness which is similar to the visual impact of the proposal. The building is set back off the road by 23m. The height and materials also means that it is in keeping with the character of the area.

It is therefore considered that the impact to visual amenity and to neighbours is acceptable.

4. Impact on Highway Safety

Highways have no objection to the proposal. On the previous application for a timber building they requested no conditions. This time, they acknowledged their previous comments but did advise that whilst they could not insist upon conditions due to their previous response, they would wish the Council to consider conditions for access improvements to the site for a bound material for a distance of 7.5m from the highway, that the hedgerow to the front was cut back and regularly maintained to provide visibility splays and that the gates should be set back from the road by 5.5m. It is considered that as the use of the site has not changed and the application is purely related to the building, that these conditions would be unreasonable.

5. Biodiversity and ecology.

Policy NE3 – biodiversity and geodiversity of the Borough Plan recognises the need to ensure ecological networks and biodiversity is conserved, enhanced and restored. An ecological report has been provided at the request of the Council largely due to the proximity of GCN. The Council's Parks Team have no objection subject to conditions.

The Parks Team requested additional wildlife friendly shrubs but it is considered that this is an unreasonable request providing the existing hedgerow is retained. The retention of the hedgerow is therefore considered a reasonable condition as well as good working practices to protect wildlife including the GCN and that bird bricks and boxes are provided on the new building due to some limited nesting available in the existing derelict building and within the adjacent hedgerow.

Subject to conditions it is considered that the proposal will comply with both local and national policy in terms of wildlife, protected species and biodiversity.

6. 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.

It is considered that as the proposal is simply replacing a building for agricultural use that there will be no increased impact on the Green Belt or ridge and furrow in the area and that the proposal will not be detrimental to any residential properties or have highway safety issues. It is also considered that subject to conditions the proposal will not provide a loss to biodiversity or ecology in the area. There the recommendation is therefore of approval 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:

2. 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 | 03A | 5th March 2020 |
| Proposed Site Plan | 05A | 20th May 2020 |
| Proposed Agricultural Shed | 04D | 26th March 2020 |
| Preliminary Ecological Appraisal | Woodlands0319_PEA March 2019 | 5th March 2020 |

3. All man made and loose natural items (deadwood / brash / timber etc) must be removed by hand in one operation from the working area including areas necessary for vehicular movements and for the storage of materials for the demolition and construction. This clearance must be carried out no more than one week ahead of works commencing in the presence of an ecologist who can take appropriate action should fauna be found as items and materials are removed. All long vegetation above a height of 5cm in the same working and vehicle movement area should be similarly removed at the same time. The operation should be recorded in a series of before, during and after photographs and the associated brief report and notes submitted to NBBC within two weeks of the visit of the ecologist.

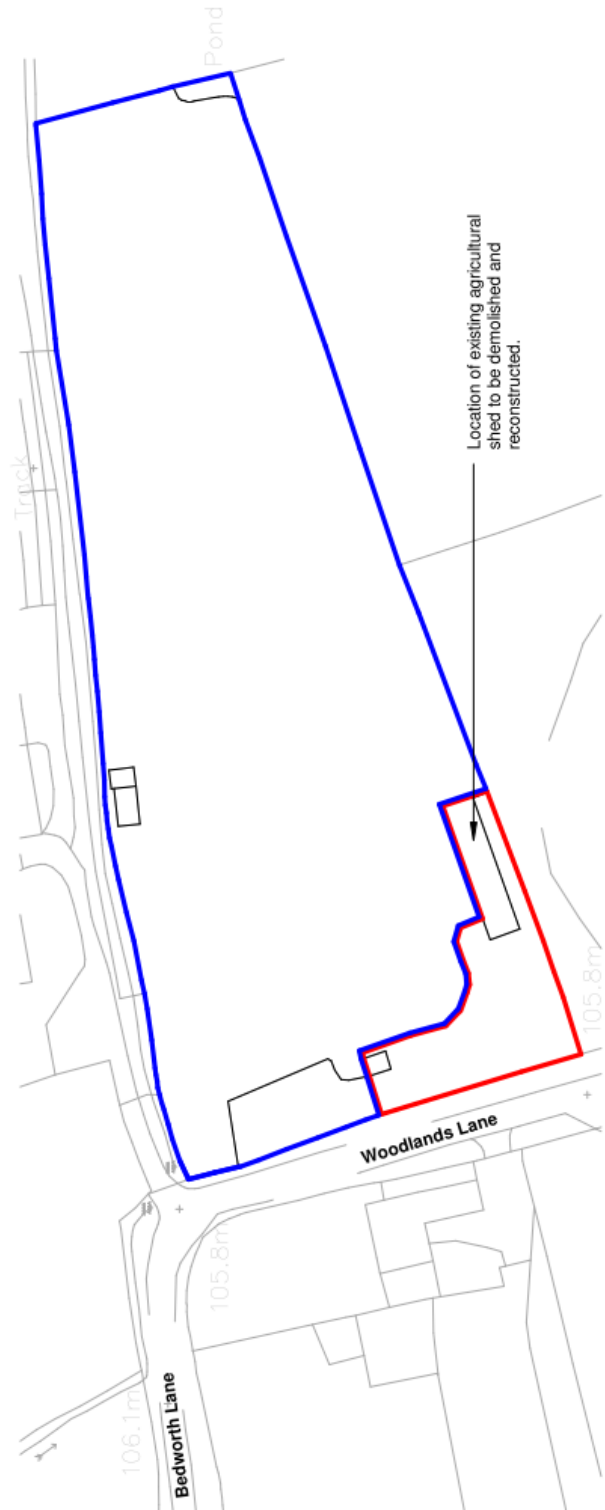
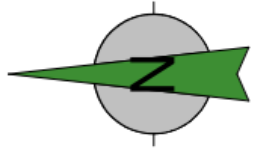
4. All workers on the site must individually sign and date a record sheet - as per the PEA recommendations - to confirm receipt of a site induction talk covering the reasonable avoidance measures described in the PEA and that that record sheet must

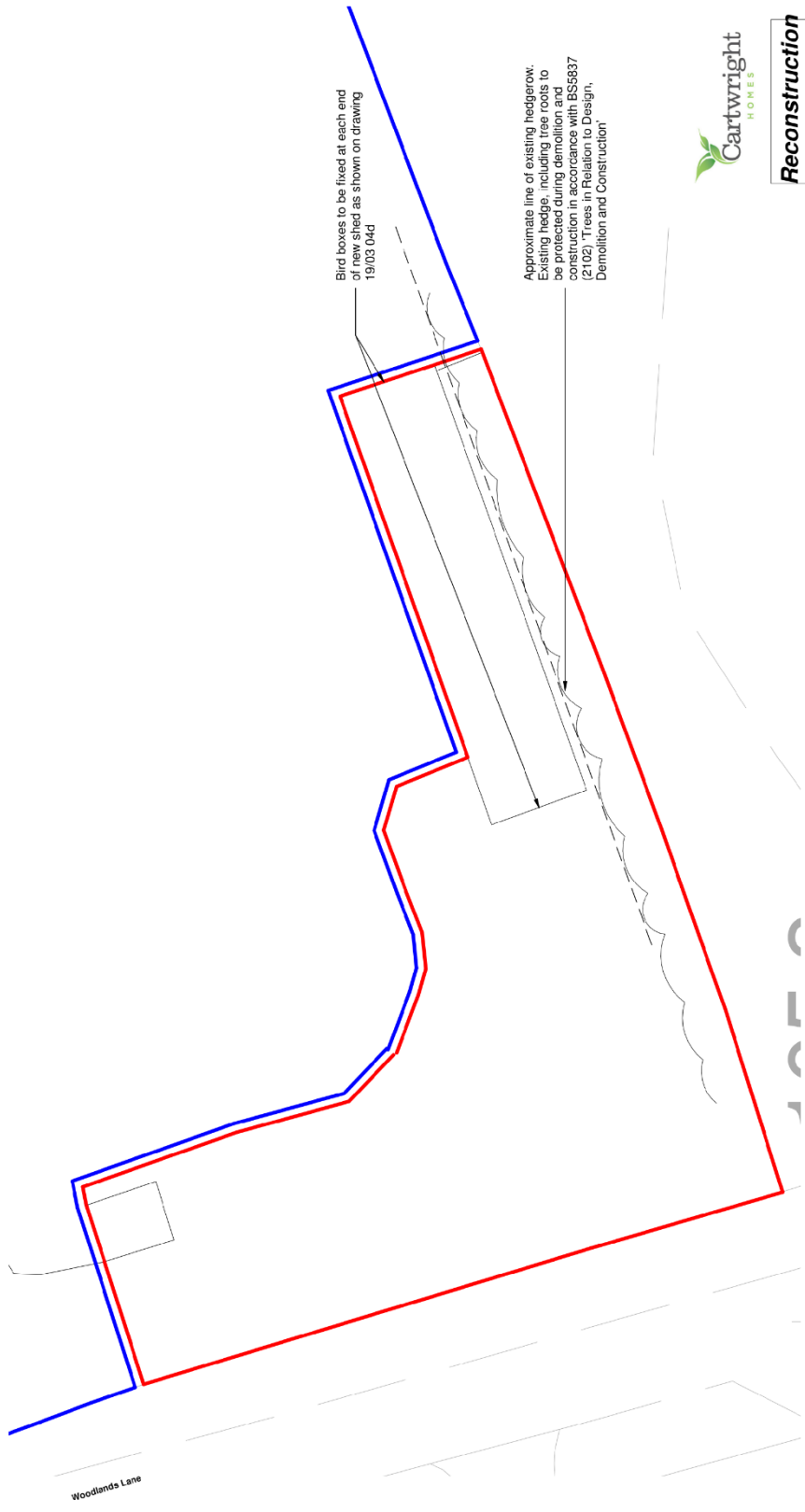
specifically be submitted by the applicant to the authority on completion of the works. The sheet must include each signature, name, company and brief description of the nature of the work the worker is undertaking.

5. No development including demolition shall commence until suitable measures for the protection of the trees and adjacent hedgerow (including roots) has been put into place and retained during the development period. In accordance with British Standard BS5837 (2012) 'Trees in Relation to Design, Demolition and Construction'.

6. No development shall commence until full details of the lights used during construction and for any new external permanent lighting have been submitted to and approved in writing by the Council. The lighting scheme shall be developed with the input of a suitably qualified ecologist to outline how the lighting scheme avoids potential negative effects upon the habitats used by foraging and commuting bats and will include a lighting contour lux diagram demonstrating that there will be no increased light reaching ecological habitat and corridor areas. The approved plan will be implemented in accordance with the approved details.

Location Plan

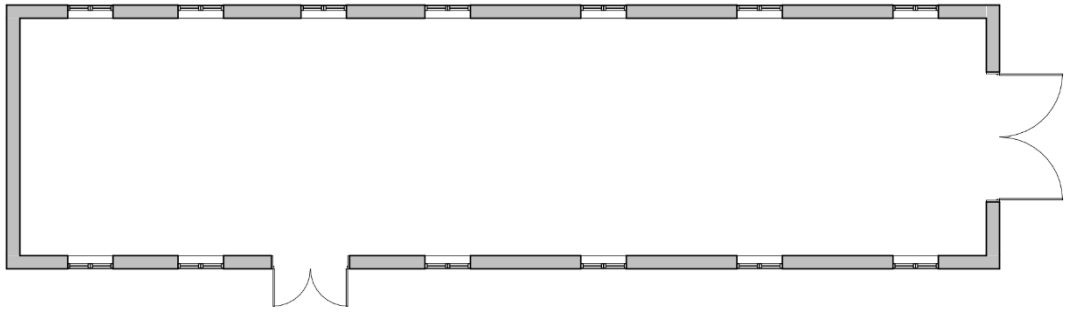




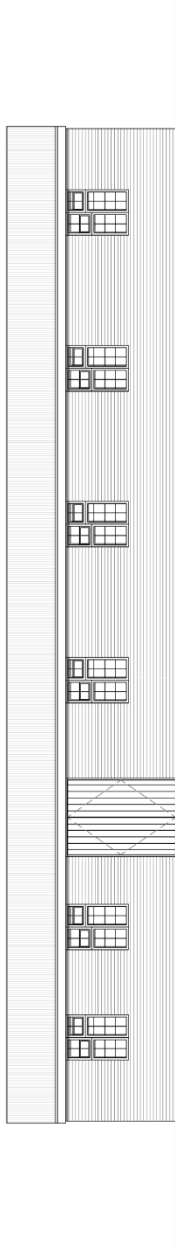
Cartwright
HOMES

Reconstruction
Woodlands Lane

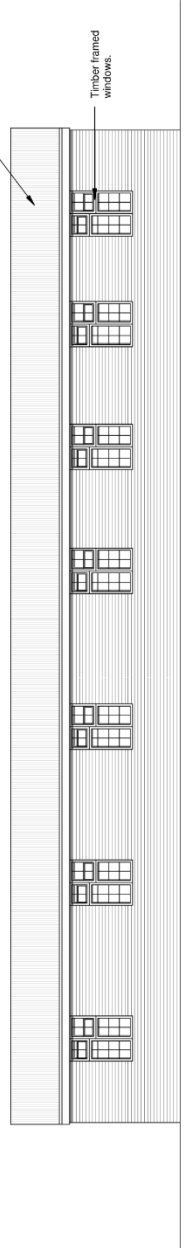
| | | | | | |
|--|--|----------------|--|-----------------|----------|
| Cartwright Homes Ltd | | Scale: 1:200 | | Date: 19/03 | |
| Proposed reconstruction of Woodlands Lane, Bishwalth | | Date: Aug 2019 | | Drawing No: 05a | |
| Proposed site plan | | Author: ZLM | | Revised: A3 | |
| <small>THE COMPANY OF THE REGISTERED ARCHITECTS ARCHITECTS LTD, 18 Station Road, Lutterworth, Leicestershire, LE17 1AW. www.hayward-architects.co.uk</small> | | | | | |
| hayward ARCHITECTS LTD 18 Station Road Lutterworth Leicestershire LE17 1AW Tel: 01455 635 666 Fax: 01455 616 611 www.hayward-architects.co.uk | | | | | Planning |



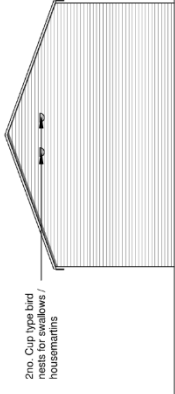
Floor Plan



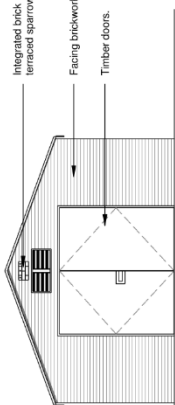
North Elevation



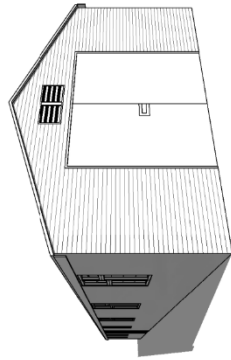
South Elevation



East Elevation



West Elevation



3D Perspective View



2700. Cup type bird nests for swallows / housemartins

Integrated brick finished gable end
Facing brickwork.
Timber doors.

Corrugated sheeting.

Timber framed windows.

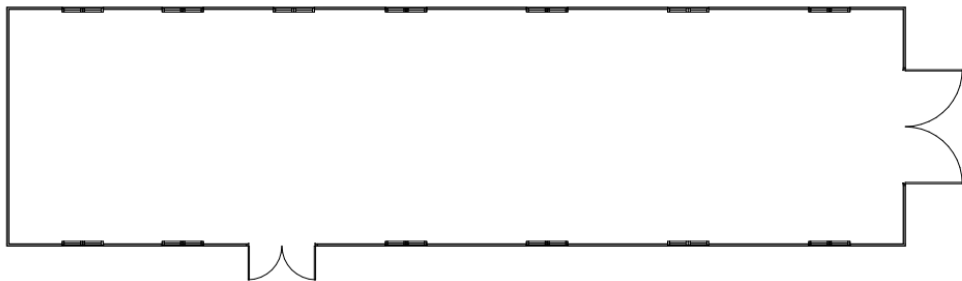


Reconstruction Woodlands Ln

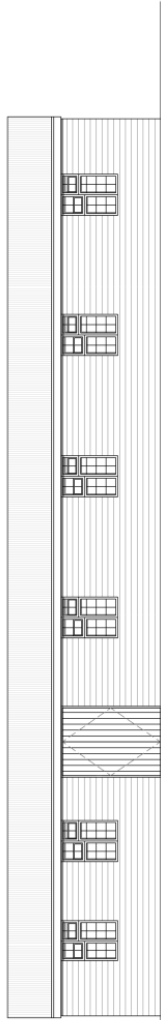


19 Station Road
Leicester
LE10 1AW
Tel: 01455 845 865
Fax: 01455 818 971
www.hayward-architects.co.uk

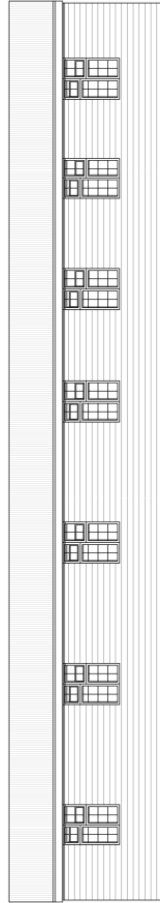
| | | | | | |
|---|---|--------|--------------|-------------|----------|
| Client | Cartwright Homes Ltd | Scale | 1:100 | Ref No. | 19/03 |
| Project | Proposed Reconstruction Woodlands Lane Bedworth | Date | January 2019 | Drawing No. | 04d |
| Drawing | Proposed Agricultural Shed | Author | Sam Bratkin | Sheet | A3 |
| <small>THIS DRAWING IS THE PROPERTY OF HAYWARD ARCHITECTS LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. REPRODUCTION IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF HAYWARD ARCHITECTS LTD IS STRICTLY PROHIBITED. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO BE USED.</small> | | | | | |
| Drawing Status | | | | | Planning |



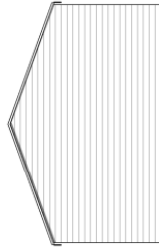
Floor Plan



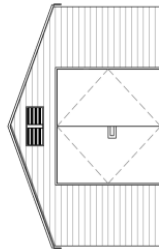
North Elevation



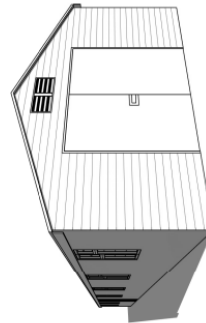
South Elevation



East Elevation



West Elevation



3D Perspective View



**Reconstruction
Woodlands Ln**

| | | | |
|--|---------------------|--------------------|----------------|
| Cartwright Homes Ltd | | Scale: 1:100 | Date: 19/03 |
| Proposed Reconstruction Woodlands Lane Beckwith Shed | | Date: January 2019 | Drawing No: 02 |
| Client: Existing Agricultural | Author: Sam Brankin | Drawn: AS | |
| <small>THE CONTENTS OF THIS DRAWING IS THE PROPERTY OF ARCHITECTS LTD. ANY REPRODUCTION OR TRANSMISSION OF THE CONTENTS WITHOUT THE WRITTEN PERMISSION OF ARCHITECTS LTD. IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.</small> | | | |

hayward
ARCHITECTS LTD
15 Station Road
Horsley
LE19 3JW
www.hayward-architects.co.uk
Tel: 01455 551 551
Fax: 01455 518 877

Planning

| Use Class | Use | Permitted Change |
|---|---|---|
| A1 Shops | Shops, retail warehouses, post offices, ticket and travel agencies, sale of cold food for consumption off premises, hairdressers, funeral directors, hire shops, dry cleaners, internet cafes | <p>Temporary permitted change (3 years) to <u>A2, A3, B1, public library, exhibition hall, museum, clinic or health centre</u> (interchangeable with notification)</p> <p><u>Permitted change of A1 or mixed A1 and dwellinghouse to C3</u> (subject to prior approval) (see also <u>2018 Order</u>)</p> <p><u>Permitted change to A2</u> (see also <u>2016 Order</u>)</p> <p><u>Permitted change to A3</u> (subject to prior approval) (see also the <u>2018 Order</u>)</p> <p><u>Permitted change to B1(a) offices</u> (subject to prior approval)</p> <p><u>Permitted change to D2</u> (subject to prior approval)</p> <p>Permitted change from A1 to mixed use (A1 or A2 & up to 2 flats); and from mixed use (A1 & up to 2 flats) to A1 or A2</p> |
| A2 Financial and professional services | Banks, building societies, estate and employment agencies, professional services (not health or medical services) | <p>Temporary permitted change (3 years) to <u>A1, A3, B1, public library, exhibition hall, museum, clinic or health centre</u> (interchangeable with notification)</p> <p><u>Permitted change from A2 or mixed A2 and dwellinghouse to C3</u> (subject to prior approval)</p> <p><u>Permitted change to A3</u> (subject to prior approval)</p> <p><u>Permitted change to B1(a) offices</u> (subject to prior approval)</p> <p><u>Permitted change to D2</u> (subject to prior approval)</p> <p>Where there is a display window at ground floor level, permitted change from <u>A2 or mixed use (A2 & up to 2 flats) to mixed use (A1 & up to 2 flats) or A1</u></p> <p>Permitted change from A2 to mixed use (A2 & up to 2 flats); and from mixed use (A2 & up to 2 flats) to A2</p> |
| A3 Food and drink | Restaurants and cafes | <p><u>Permitted change to A1 or A2</u></p> <p>Temporary permitted change (3 years) to <u>A1, A2, B1, public library, exhibition hall, museum, clinic or health centre</u> (interchangeable with notification)</p> <p><u>Temporary permitted change of use to a use for the provision of takeaway food, including class A5 (from 24 March 2020 to 23 March 2021, subject to notification)</u></p> |
| A4 Drinking establishments | Public houses, wine bars or other drinking establishments | <p><u>Permitted change to or from a use falling "within Class A4 with a use falling within Class A3" ("drinking establishments with expanded food provision")</u></p> <p><u>Temporary permitted change of use to a use for the provision of takeaway food, including class A5 (from 24 March 2020 to 23 March 2021, subject to notification)</u></p> |
| A5 Hot food takeaways | For the sale of hot food for consumption off the premises | <p>Permitted change to A1, A2 or A3</p> <p>Temporary permitted change (3 years) to <u>A1, A, A3, B1, public library, exhibition hall, museum, clinic or health centre</u> (interchangeable with notification)</p> <p><u>Permitted change to B1(a) offices</u> (subject to prior approval)</p> <p><u>Permitted change to C3</u> (subject to prior approval)</p> |

| Use Class | Use | Permitted Change |
|--|---|--|
| B1 Business | <p>a. Office other than a use within Class A2</p> <p>b. Research and development of products or processes</p> <p>c. For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)</p> | <p><u>Permitted change to B8</u></p> <p>B1(a) office permitted change to C3 (see <u>2015</u> and <u>2016 orders</u>)</p> <p>Temporary permitted change (3 years) to <u>A1, A2, A3, public library, exhibition hall, museum, clinic or health centre</u> (interchangeable with notification)</p> <p><u>Permitted B1 change to state-funded school or registered nursery (and back to previous lawful use)</u> (subject to prior approval)</p> <p><u>Permitted change from B1(c) light industrial to C3 (temporary permitted development right: prior approval application must be determined / expired without determination by 30 September 2020)</u></p> |
| B2 General industry | Industrial process other than that falling within Class B1 | <u>Permitted change to B1 and B8</u> |
| B8 Storage or distribution | Use for storage or as a distribution centre | <u>Permitted change to B1</u> |
| C1 Hotels | Hotels, boarding and guest houses (where no significant element of care is provided) | <u>Permitted change to state-funded school or registered nursery (and back to previous lawful use)</u> (subject to prior approval) |
| C2 Residential institutions | Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes | <u>Permitted change to state-funded school or registered nursery (and back to previous lawful use)</u> (subject to prior approval) |
| C2a Secure residential institutions | Prisons, young offenders' institutions, detention centres, secure training centres, custody centres, short term holding centres, secure hospitals, secure local authority accommodation, military barracks | <u>Permitted change to state-funded school or registered nursery (and back to previous lawful use)</u> (subject to prior approval) |
| C3 Dwelling houses | <p>Uses as a dwellinghouse (whether or not as main residence) by:</p> <p>A single person or by people to be regarded as forming a single household</p> <p>Not more than 6 residents living together as a single household where care is provided for residents; or</p> <p>Not more than 6 residents living together as a single household where no care is provided to residents (other than use within Class C4)</p> | <u>Permitted change to C4</u> |
| C4 Houses in multiple occupation | Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation' (HMO) NB: Large HMOs (more than 6 people) are unclassified therefore sui generis | <u>Permitted change to C3</u> |

| Use Class | Use | Permitted Change |
|--|--|---|
| D1 Non-residential institutions | Clinics, health centres, creches, day nurseries, schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts | <u>Temporary permitted change (3 years) to A1, A2, A3, B1 (interchangeable with notification)</u> |
| D2 Assembly and leisure | Cinemas, concert halls, bingo halls, dance halls, swimming baths, skating rinks, gymnasiums, other areas for indoor and outdoor sports or recreations not involving motorised vehicles or firearms | <u>Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)</u> <u>Temporary permitted change (3 years) to A1, A2, A3, B1, public library, exhibition hall, museum, clinic or health centre (interchangeable with notification)</u> |

| Use Class | Use | Permitted Change |
|---|--|---|
| SUI GENERIS (uses which do not fall within the specified use classes above) | Includes theatres, large HMO (more than 6 people sharing), hostels, petrol filling stations, shops selling and/or displaying motor vehicles, scrap yards, retail warehouse clubs, nightclubs, launderettes, taxi or vehicle hire businesses, amusement centres, casinos, funfairs, waste disposal installations, betting offices, pay day loan shops | <u>Casino to A3 (subject to prior approval)</u> <u>Casino to D2</u> <u>Amusement centre or casino to C3 (subject to prior approval) (see also 2018 Order)</u> <u>Betting office or pay day loan shop to A1, A2, A3, D2 (subject to prior approval)</u> <u>Betting office or pay day loan shop to mixed use A1 and up to 2 flats (if a display window at ground floor level), or mixed A2 and up to 2 flats, or mixed use betting office or pay day loan shop and up to 2 flats</u> <u>Betting office, pay day loan shop or launderette to B1(a) offices (subject to prior approval)</u> <u>Betting office, pay day loan shop or launderette to C3 (subject to prior approval)</u> <u>Mixed use betting office, pay day loan shop or launderette and dwellinghouse to C3 (subject to prior approval)</u> <u>Mixed use betting office or pay day loan shop and up to two flats to A1 (if a display window at ground floor level), A2, betting office or pay day loan shop</u> <u>Temporary permitted change (3 years) from betting office or pay day loan shop to A1, A2, A3, B1, public library, exhibition hall, museum, clinic or health centre (interchangeable with notification)</u> |
| OTHER CHANGES OF USE | Agricultural buildings | <u>Permitted change to C3 (subject to prior approval) (the provisions of the 2015 Order must be read with the provisions of the 2018 Amendment Order and 2019 Amendment Regulations)</u> <u>Flexible changes to A1, A2, A3, B1, B8, C1, D2 (subject to limitations and prior approval process): new use is sui generis</u> <u>Permitted change to state-funded school or registered nursery (subject to prior approval)</u> |