

PLANNING APPLICATIONS COMMITTEE

**ADDENDUM
22nd October 2019**

Item

1 AMEND Planning Obligations to read:

Organisation	Request For	Contribution	Notes
NBBC Parks	Provision and maintenance of off site play and open space	£307,003.50	Applicant agreed to pay
WCC Infrastructure	Monies for the provision and improvement of schools	Education Total: £1,051,530 <i>Comprising:</i> <i>Primary £537,715</i> <i>Secondary £494,450</i> <i>Primary SEN £19,365</i>	Applicant agreed to pay
NBBC Sports Development	Monies for sports facilities in the north sub-area	£246,151.83	Agreed in principle
NHS	Monies for NHS facilities	£43,405.00	Applicant agreed to pay
Police	Monies for police infrastructure	£34,625	Applicant agreed to pay
WCC Highways	Monies for walking and cycling (£100k) and bus provision (£50k) Implementation of highway improvement scheme at A444, Leicester Road and A46 Hinckley Road	£150,000 £644,475.00	Applicant agreed to pay
Sport England	Monies for the provision of sporting facilities	£95,000	Applicant agreed to pay
George Eliot Hospital Trust	Monies for the support of George Eliot Hospital	£130,791	Agreed in principle
NBBC Housing	Provision of affordable dwellings	25% Affordable Housing	Agreed to include in S106

**AMEND Consultation Responses to read:
No objection subject to conditions;
WCC Flood Risk**

AMEND Conditions:

8. No development above ground level shall commence until full details of the boundary treatments, including new walls, fences and retaining walls, and railings/fencing to the new 3G playing pitch, have been submitted to and approved in writing by the Council. No dwelling shall be occupied until the boundary treatment to that plot has been carried out in accordance with the approved details.

ADD to Conditions:

24. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted and approved in writing by the Council in consultation with Warwickshire County Council (WCC). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

- a. Infiltration testing, in accordance with BRE Digest 365 Soakaway Design guidance, to be completed and results submitted to demonstrate suitability (or otherwise) of the use of Infiltration Sustainable Drainage Systems (SuDS)**
- b. Demonstrate that the surface water drainage system(s) are designed in accordance with CIRIA C753 The SuDS Manual.**
- c. Evidence that the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm has been limited to the QBAR for all return periods.**
- d. Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the drainage system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.**
- e. If discharging to a drainage system maintained/operated by other authorities (Environment Agency, internal drainage board, highway authority, sewerage undertaker, or Canals and River Trust), evidence of consultation and the acceptability of any discharge to their system should be presented for consideration.**
- f. Demonstrate the proposed allowance for exceedance flow and associated overland flow routing.**

25. No occupation and subsequent use of the development shall take place until a detailed maintenance plan is implemented and provided to the Council giving details on how surface water systems shall be maintained and managed for the life time of the development. The name of the party responsible, including contact name and details shall be provided to the Council within the maintenance plan.

26. No development including site clearance shall commence until a Dust Management Plan for the construction period has been submitted and approved in writing by the Council. The approved scheme shall be fully complied with for the duration of the construction period.

27. No dwelling shall be occupied until the relevant domestic gas boiler to that plot is installed to be low NOx emission type that meet a minimum standard of less than 40 mg NOx/kWh.

ADD to Neighbour Responses:

An additional letter from 1 St Ives Way, 50 Brookdale Road, 88 Ansley Common, 10 Grazier Way, 37 Ferndale Close, 39 Ferndale Close, 23 Ambleside Way, 29 Ambleside Way, 53 Ambleside Way, 76 Hinckley Road, 99 Hinckley Road, 113 Hinckley Road, 114 Hinckley Road, 245 Hinckley Road and one from 14 Bramdene Avenue, have been received raising the following additional issues:

1. The site is not within the area allocated for housing within the Borough Plan.
2. The site is not sustainable.
3. It will impact on the environment and visual amenity
4. The national government is investing in additional vocational training and 'T' level courses. The loss of the college site will cause a reduction in facilities in the Borough. Post 16 education is essential.
5. Nuneaton and Bedworth are 'heart towns' so the loss of recreational facilities should not be accepted.
6. Existing schools are over-crowded, 34 children in one class.
7. It takes 35 minutes to travel 2 miles from Weddington, and there are no improvements to infrastructure to help traffic flow.
8. Residential gardens have flooded in the past and will flood again.
9. Air quality will be impacted upon severely.
10. Impact on climate and 'ecological crisis'.

Two additional letters from Cllr Keith Kondakor were also received raising the following additional points:

1. The application is based on college activity dropping 20% but the only place this was clear is on page 57 of the Air Pollution Report.
2. There has been no biodiversity study and plan of off-setting. There will be a considerable loss of biodiversity from loss of trees and 'horticultural area'.
3. There are significant surface water flooding risks. Having a 3G pitch changes ground levels and non-permeable surfaces. Raising of the land levels near to Ambleside Way would create serious flood risk.
4. There is no space on site to install a sustainable drainage system.

An additional letter from County Cllr Jeff Clarke was also received raising the following additional points:

1. The site is not allocated within the NB Local Plan.

2. Impact on local infrastructure.
3. Loss of educational facilities.
4. Impact on highway safety and congestion.

2 AMEND Condition 13 to read:

13. Prior to commencement of development detailed technical drawings shall be submitted in accordance with the preliminary drawing 3128-01 Rev C with the inclusion of a Signalised Toucan Pedestrian Crossing, or other suitable layout as approved in writing by the local Council in consultation with the Highway Authority. Prior to occupation or operation of the development site the approved access arrangements will be implemented in accordance with the approved technical drawings

AMEND financial contributions in Section 14 NBBC Sports Development to read:

£2,361.11 per dwelling. Max. £354,166.00.

3 Under Neighbours Notified please add:

33 and 37 Cleveley Drive, Nuneaton and 278 and 280 Camp Hill Road, Nuneaton.

4 AMEND Applicant to read:

Mr & Mrs Pandher

AMEND Background to read:

This application is being reported to Committee as one of the applicants is a Councillor.