

PLANNING APPLICATIONS COMMITTEE

ADDENDUM
22nd October, 2024

Item

- 1** AMEND:
Other considerations paragraph:

The definition of Permitted development rights according the Gov.uk is allowing homes to be improved or extended without the need to apply for planning permission where that would be out of proportion with the impact of the works carried out.

Needs to change to:

The definition of Permitted development rights according to the Gov.uk is allowing homes to be improved or extended without the need to apply for planning permission where that would be out of proportion with the impact of the works carried out.

- 2, 3** Council's statement in relation to applications at Life Church Bulkington
and 4 Road– reference 039614/ 039615/ 039616

Additional information was received on Thursday 17th October from the planning agent including an amended site plan and first floor plan for phase 1 (039614) and phase 2 (039615) and an amended ground floor plan, first floor plan and site plan for phase 3 (039616) as well as an updated planning statement.

The necessary information was provided to the Highway Authority on the same day, however, within their current capacity they confirmed that they would not have the opportunity to fully review the additional information and provide a detailed response in time for this committee. Upon the submission of this additional information, the agent made the Council aware that the information was being submitted with the intention that the council would amend their recommendation from refusal of phases 2 and 3 to approval ahead of planning application committee on 22nd October. Alternatively, they would be willing to accept these 2 applications being withdrawn from the 22nd October PAC agenda and instead be presented at the next PAC on 19th November.

Given that the highway officer has confirmed that they would not have capacity to review the additional information, the Council have sought to agree an extension of time on these applications which would allow sufficient time for a formal response. However, an extension of time has not been agreed and as such, we do not consider it appropriate to defer these items. Therefore in order to avoid a potential appeal against non-determination a

decision must be made by members during the committee meeting (22nd October 2024).

The amended plans included the removal of parent and child parking space and replacing these with regular car parking spaces which has resulted in 6 additional car parking spaces for the site. The internal room names within the proposed extension at first floor have been amended from “kids rooms” to “multi-purpose rooms”. The planning statement which was also submitted sets out the reasoning behind these changes of which one of the reasons included to increase car parking capacity due to the shortfall, as well as to reflect the mixed use nature of the site. It is important to consider that this application is for extensions to a building which will have a use class of F1 and F2. The planning statement refers to how the site will be used by the current occupants but it is important to consider how the site could be used in the future if it were to be occupied by a different religious body, for example.

Firstly considering the proposed changes to Phase 1 (039614). The planning statement is clear that these rooms will be used somewhat flexibly on different days of the week. However, on Sundays which at present would be the sites busiest day, the multi-purpose rooms *could* be used by members of the congregation as breakout spaces for children’s activities after the main service. It should be noted that present there are 2 services on a Sunday. Throughout the week, the spaces could be used as a place of worship but could also be used by members of the local community. The Council consider that as the site is seeking consent for a mixed use flexible use that this is reasonably likely. The Council are also not seeking to limit via condition how and when the spaces will be used.

In considering that the site could be used by differently in the future either by the Life Church or a different religious body entirely, the council still consider that the multi-purpose rooms must be assessed against the parking standard for the Use Class F1(f) – Place of Worship.

The parking standards SPD requires that there shall be 1 space per 5 sq. m of F1(f) floor space. Conversely, an F2(b) use would only require 1 parking space per 22 sq. m of floor space. It is therefore considered that the floor space must be based on a worst case scenario which in this case would be F1(f) and as such, the required number of car parking spaces remain as originally described at 153 spaces.

The removal of parent and child spaces has resulted in a small increase to the overall number of car parking spaces for the site to 137 spaces. The shortfall would therefore now be 16 spaces.

Secondly considering the proposed changes to Phase 2 (039615) the proposed rooms created as a result of the extensions have been relabelled as multi-purpose rooms. The rooms will be used in the same way as phase 1 i.e. that they will be used by members of the congregation as breakout spaces for children’s activities before/ after the main services. They may be used

somewhat flexibly as a place of worship and/ or as a space for the local community on other days of the week.

In the same way as Phase 1 was considered, as the site could be used by differently in the future either by the Life Church or a different religious body entirely, the council still consider that the multi-purpose rooms must be assessed against the parking standard for the Use Class F1(f) – Place of Worship. It is therefore considered that the floor space must be based on a worst case scenario which in this case would be F1(f) and as such, the required number of car parking spaces remain as originally described at 246 spaces.

The removal of parent and child spaces has resulted in a small increase to the overall number of car parking spaces for the site to 164 spaces. The shortfall would now be 82 spaces.

Finally in considering Phase 3 (039616), the amended plans show all rooms to be labelled as multi-purpose rooms. The council consider that the re-labelled rooms which are proposed to the rear and side extensions should be considered under the worst case scenario of being an F1(f) use. The site therefore requires a total of 257 car parking spaces.

The removal of parent and child spaces has resulted in a small increase to the overall number of car parking spaces for the site to 145 car parking spaces. The shortfall would now be 112 spaces.

The Planning Statement suggest that the Life Church has an agreement with the All Saints C of E School to use their car park which has 24 spaces as an overflow car park. It is located 110m away from the site.

The Council consider that although there may be an existing arrangement, we are unable to guarantee such an arrangement for the lifetime of the development.

Information contained within the petition set up by the Life Church sets out that at present, around 600 congregants gather each Sunday across two services. The Life Church is also busy and active throughout the entire with over 1,000 people each week accessing a range of holistic support services, including;

- Children's work
- Youth work
- Parenting groups
- Stay & Play activities for children and families with additional needs
- Parent & Toddler sessions
- Marriage advice courses
- Debt advice and money management support
- Educational groups
- Senior Citizens luncheons
- Training & Development

The Council consider that as a result of these proposed applications, the number of congregants and visitors to the site throughout the week will far surpass these existing numbers. It is therefore important that the site has the car parking capacity for such services.

It is not considered that the additional information contained within the planning statement nor the amendments to the plans are sufficient to overcome the concerns in terms of the significant under supply of on-site car parking to phases 2 and 3. The recommendation for these applications (039615/039616) remains as a recommendation of refusal.

- 2** AMEND Condition 2 - Schedule of plans
2. Description Plan No. Date Received
Location plan LM-001 05/05/2023
Site plan 20109-HPA-P1-00-DR-A-0001-P04 17/10/2024
Proposed ground floor plan 20109-HPA-P1-00-DR-A-1000-P05 13/03/2024
Proposed first floor plan 20109-HPA-P1-01-DR-A-1001-P04 17/10/2024
Proposed roof plan 20109-HPA-P1-02-DR-A-1002-P02 05/05/2023
Proposed elevations 20109-HPA-P1-ZZ-DR-A-2000-P02 05/05/2023
Proposed sections 20109-HPA-P1-ZZ-DR-A-3000-P01 05/05/2023
Planning Applications Committee - 22nd October 2024 46
Detailed planting plan 2250.01 05/05/2023
Plant schedule N/A 05/05/2023

ADD - Condition

26. No development shall commence above slab level until full details of the cycle parking areas shown on the proposed site plan (20109-HPA-P1-00-DR-A-0001-P04) have been submitted to and approved in writing by the Council to include details of the number and types of cycle stand, how they shall be made safe and secure for the lifetime of the development, as well as details of safe access routes to all of the cycle parking. There shall be no occupation or use of the site until the areas have been laid out in accordance with the approved details and such areas shall be permanently retained for the lifetime of the development.

ADD - Neighbour responses

A petition has been received in support of the application(s) containing 461 signatures.

- 3** Amend description of development to:
Single-storey and two-storey side and rear extensions. Erection of rain screen facade to northern elevation. To include extension to car parking area and other associated works (Use Class F1/F2) (Phase 2)

Add to neighbours notified:
45 Hatters Court

AMEND - Notes - Schedule of plans

Description Plan No. Date Received
Location plan LM-001 P01 05/05/2023
Site plan 20109-HPA-P2-00-DR-A-0001-P03 17/10/2024
Proposed ground floor plan 20109-HPA-P2-00-DR-A-1000-P02 01/09/2023
Proposed first floor plan 20109-HPA-P2-01-DR-A-1001-P02 17/10/2024
Proposed roof plan 20109-HPA-P2-02-DR-A-1002-P01 05/05/2023
Proposed elevations 20109-HPA-P2-ZZ-DR-A-2000-P01 05/05/2023
Proposed sections 20109-HPA-P2-ZZ-DR-A-3000-P01 05/05/2023
Detailed planting plan 2250.01 05/05/2023
Plant schedule N/A 05/05/2023

ADD - Neighbour response

A petition has been received in support of the application(s) containing 461 signatures

ADD - Reason for refusal

2. (i) NPPF Paragraph 115 Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

(ii) It has not been adequately demonstrated that the proposed development would not have an unacceptable, severe impact on highway safety contrary to Paragraph 115.

- 4 Amend description of development to:
Single-storey and two-storey extensions to front (Use Class F1/F2) (Phase 3)

Add to neighbours notified:
45 Hatters Court

AMEND - Notes schedule of plans
Description Plan No. Date Received
Location plan LM-001 05/05/2023
Site plan 20109-HPA-P3-00-DR-A-0001-P03 17/10/2024
Proposed ground floor plan 20109-HPA-P3-00-DR-A-1000-P03 17/10/2024
Proposed first floor plan 20109-HPA-P3-01-DR-A-1001-P02 17/10/2024
Proposed roof plan 20109-HPA-P3-02-DR-A-1002-P01 05/05/2023
Proposed elevations 20109-HPA-P3-ZZ-DR-A-2000-P01 05/05/2023
Proposed sections 20109-HPA-P3-ZZ-DR-A-3000-P01 05/05/2023
Proposed roof site plan 20109-HPA-P3-02-DR-A-1003-P02 01/09/2023
Detailed planting plan 2250.01 05/05/2023
Plant schedule N/A 05/05/2023

Add - Reason for refusal

2. (i) NPPF Paragraph 115 Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

(ii) It has not been adequately demonstrated that the proposed development would not have an unacceptable, severe impact on highway safety contrary to Paragraph 115.

ADD - Neighbour response

A petition has been received in support of the application(s) containing 461 signatures

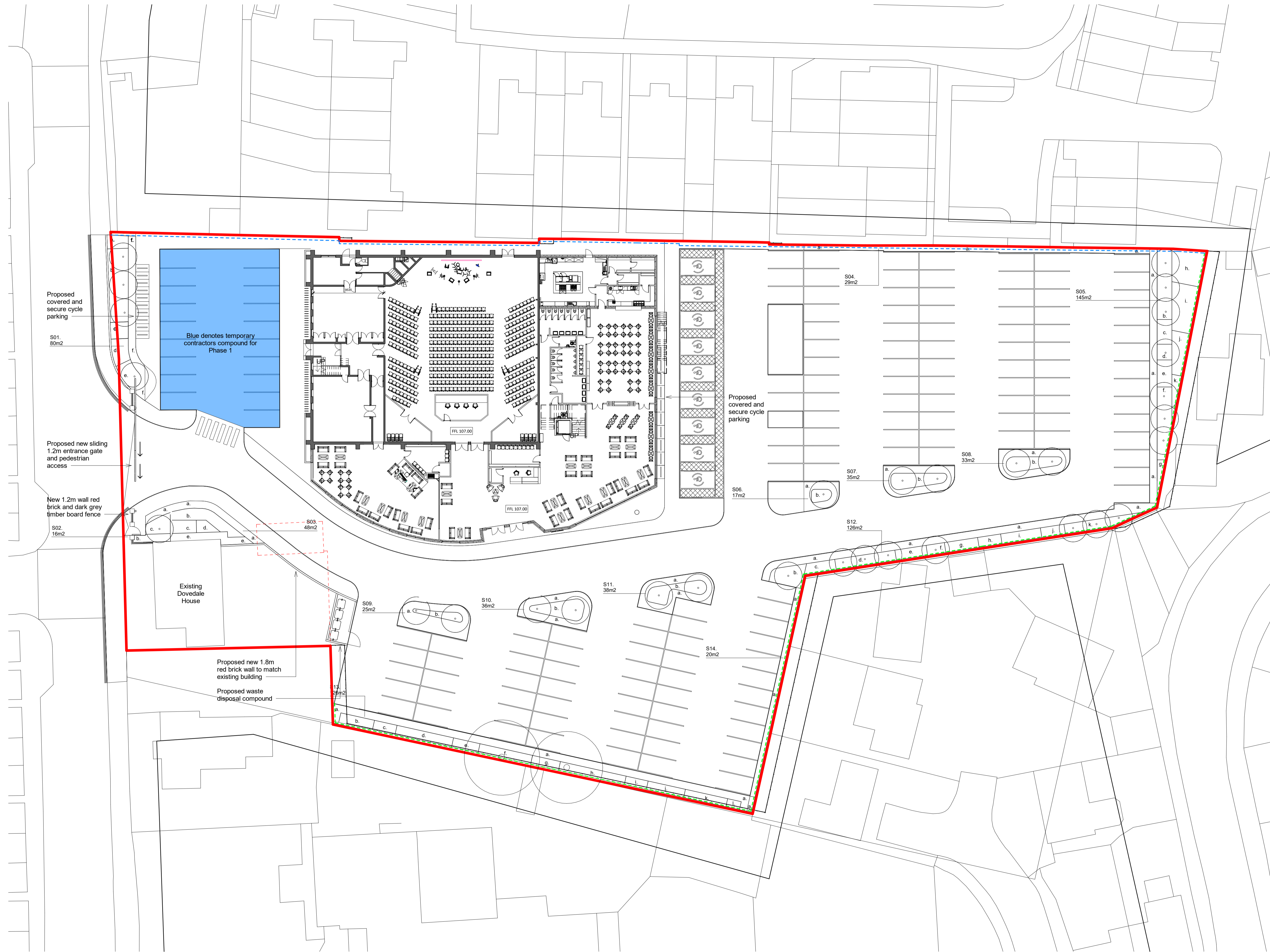
- 5** Amend recommendation -
Recommendation is Planning Committee is recommended to grant planning permission, subject to the conditions as printed

1 additional letter of objection from a registered speaker relating to various individuals allegedly parking/ blocking access to neighbouring properties. Also allegedly causing damage to neighbouring properties.

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KEY PLAN:

- Existing Building
- Proposed 1.8m Timber Board ACOUSTIC Fence
- Proposed 1.8m Timber Board Fence
- Demolitions



**Proposed Site Plan
Phase 1**



P04 Planning Amendments	RS	RS	15-10-2024
P03 Planning Amendments	RS	RS	24-08-2023
P02 Planning Issue	RS	RS	18-01-2023
REV	DESCRIPTION	DESIGNED BY	DATE

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CLIENT:

PROJECT: Life Church Bedworth Development
17 Bulkington Road, Bedworth, CV12 9DG

DRAWING: Phase 1 Proposed Site Plan

SCALE @ A1: As indicated	SCALE @ A3: 1:500
HPA REF: 20109	CLIENT REF:
DRAWING NO: 20109-HPA-P1-00-DR-A-0001-P04	

Project | Originator | Date | Level | Type | Risk | Number | Rev

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KEY PLAN:


Area Schedule	Sq.M
GF - Existing Building	756
FF - Existing Building	254
Total Existing	1010
GF - Proposed	863
FF - Proposed	582
SF - Proposed	88
Total Proposed	1533
Combined Total	2543

- Existing Building
- Demolitions
- Phase 2 Extents of New Construction (Not Including Works To The Auditorium)
- Future WCs (Phase 2) To Be Used As Temporary Storage In Phase 1

NO	DESCRIPTION	DATE	BY	CHECKED	DATE
P04	Planning Issue	15-10-24	RS	RS	
P03	Planning Issue	29-11-22	RS	RS	
P02	Design Amendments	04-08-22	RS	RS	
P01	Pre-App Planning Issue	29-08-22	RS	RS	
REV	DESCRIPTION	DATE	BY	CHECKED	DATE

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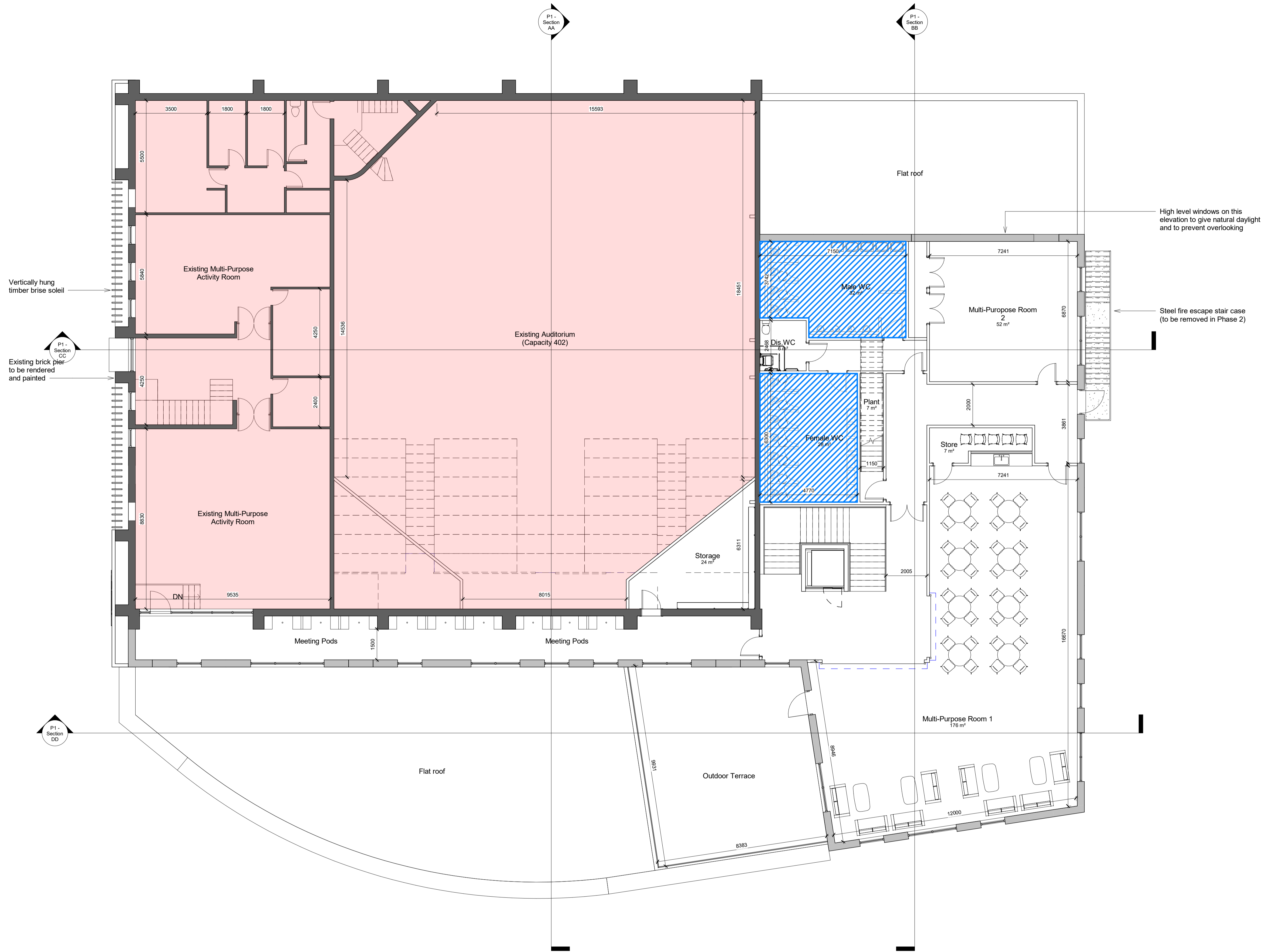
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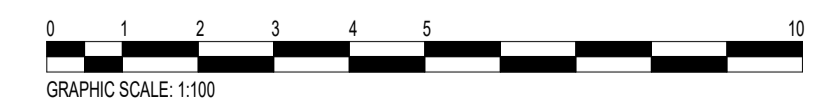


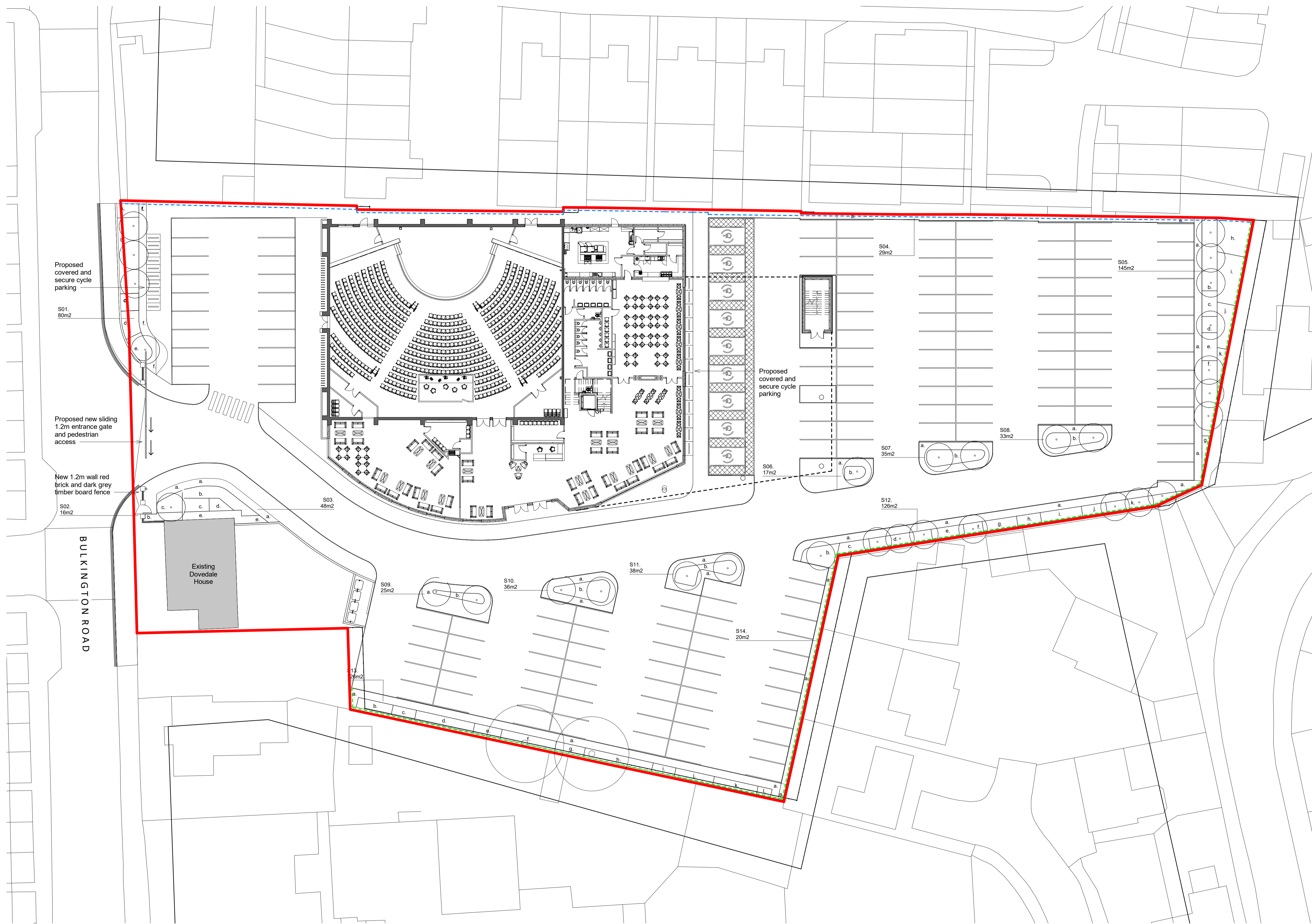
life
CHURCH

PROJECT:	Life Church Bedworth Development 17 Bulkington Road, Bedworth, CV12 9DG		
DRAWING:	Phase 1 Proposed First Floor Plan		
SCALE @ A1:	As indicated	SCALE @ A3:	1:200
HPA REF:	20109	CLIENT REF:	
DRAWING NO:	20109-HPA-P1-01-DR-A-1001-P04		



First Floor Plan
Phase 1
Scale 1:100





Proposed Site Plan
Phase 2
 Scale 1:250



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KEY PLAN:

PARKING SCHEDULE

Existing Parking
 There are 103 spaces associated with original planning permission, however approximately 45 no. of these are currently marked out on site.

Proposed Parking
 New parking achieves 145 no. parking bays

- Existing Building
- Proposed 1.8 Timber Board ACOUSTIC Fence
- Proposed 1.8 Timber Board Fence
- Demolitions

P01	Planning Amendments	RS	RS	15-10-2024
P02	Planning Amendments	RS	RS	25-08-2023
REV	Description	DATE	BY	DATE

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CLIENT:

PROJECT: Life Church Bedworth Development
 17 Bulkington Road, Bedworth, CV12 9DG

DRAWING: Phase 2 Proposed Site Plan

SCALE @ A1:	As indicated	SCALE @ A3:	
HPA REF:	20109	CLIENT REF:	
DRAWING NO.:	20109-HPA-P2-00-DR-A-0001-P03		

Project | Originator | Date | Level | Type | Risk | Number | Rev

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KEY PLAN:


Area Schedule	Sq.M
GF - Existing Building	756
FF - Existing Building	-
Total Existing	756
GF - Proposed	885
FF - Proposed	1145
SF - Proposed	88
Total Proposed	2118
Combined Total	2874

- Existing Building
- Demolitions
- Phase 2 Extents of New Construction (Not Including Works To The Auditorium)

NO.	DESCRIPTION	DATE	BY	CHECKED
P02	Planning Issue	15-10-24	RS	RS
P01	Planning Issue	03-04-23	RS	RS
REV	DESCRIPTION	DATE	BY	CHECKED

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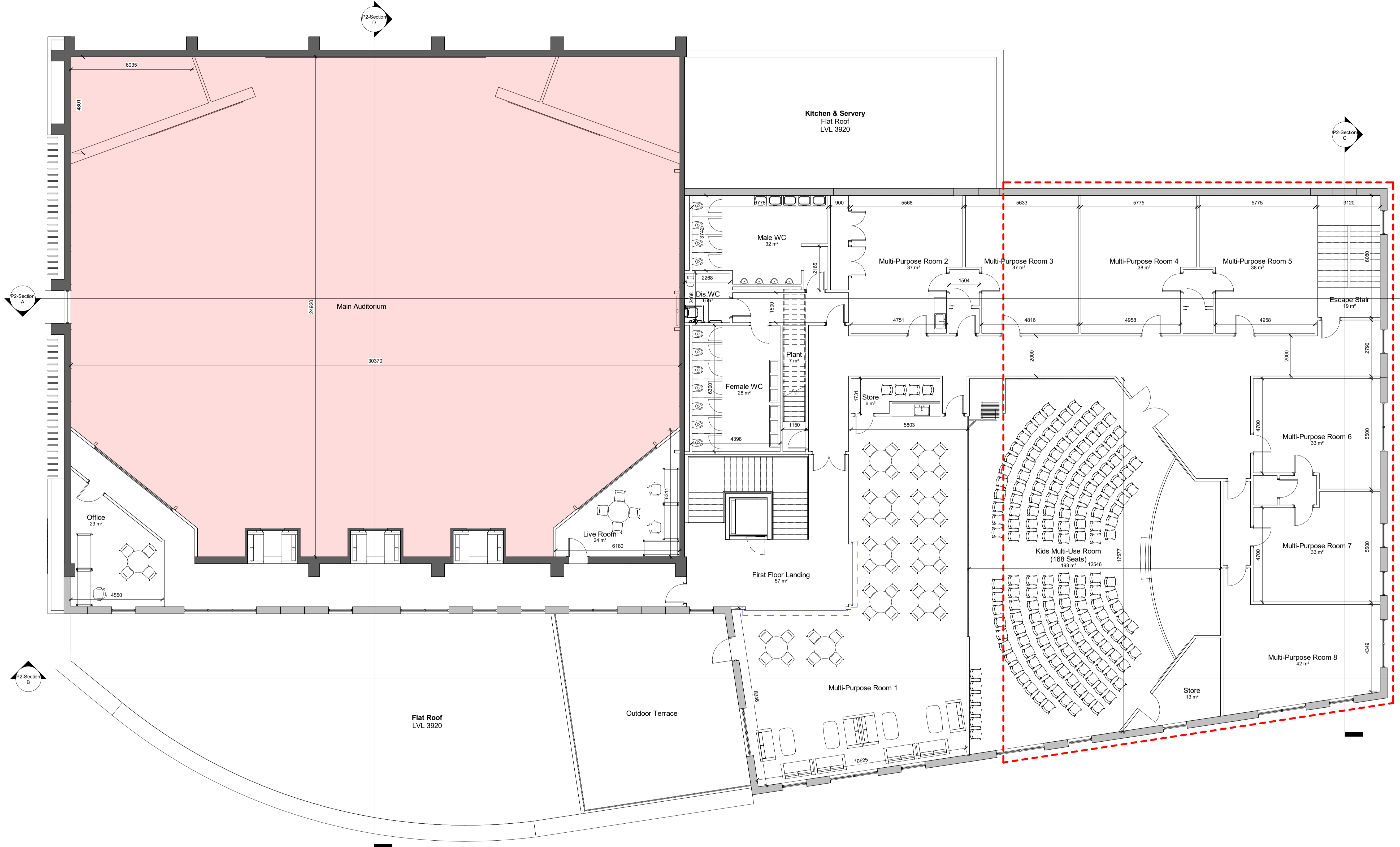
PROJECT: Life Church Bedworth Development
17 Bulkington Road, Bedworth, CV12 9DG

DRAWING: Phase 2 Proposed First Floor Plan

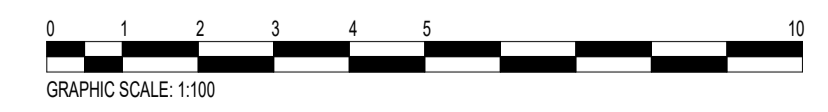
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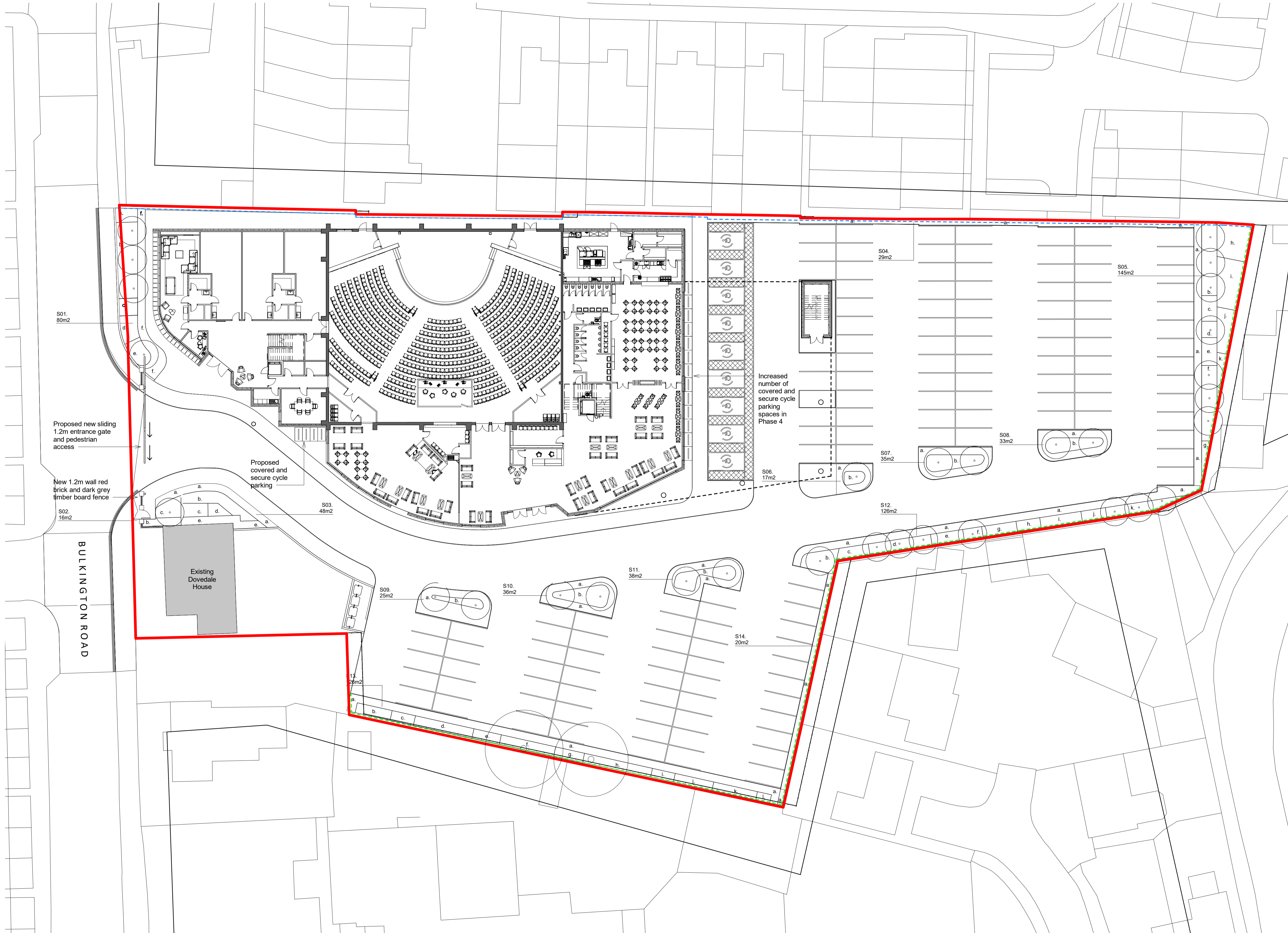
HPA REF: 20109 CLIENT REF:

DRAWING NO: 20109-HPA-P2-01-DR-A-1001-P01
Project | Originator | Date | Level | Type | Risk | Number | Rev



First Floor Plan
Phase 2
Scale 1:100





Proposed Site Plan
Phase 3
 Scale 1:250



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KEY PLAN:

PARKING SCHEDULE

Existing Parking
 There are 103 spaces associated with original planning permission, however approximately 45 no. of these are currently marked out on site.

Proposed Parking
 New parking achieves 145 no. parking bays

- Existing Building
- - - Proposed 1.8 Timber Board ACOUSTIC Fence
- - - Proposed 1.8 Timber Board Fence
- - - Demolitions

P03	Planning Amendment	RS	RS	15-10-24
P02	Planning Amendment	RS	RS	24-08-23
P01	Planning Issue	RS	RS	03-04-23
REV	DESCRIPTION	DATE	BY	CHKD

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CLIENT:

PROJECT: Life Church Bedworth Development
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DRAWING: Phase 3 Proposed Site Plan

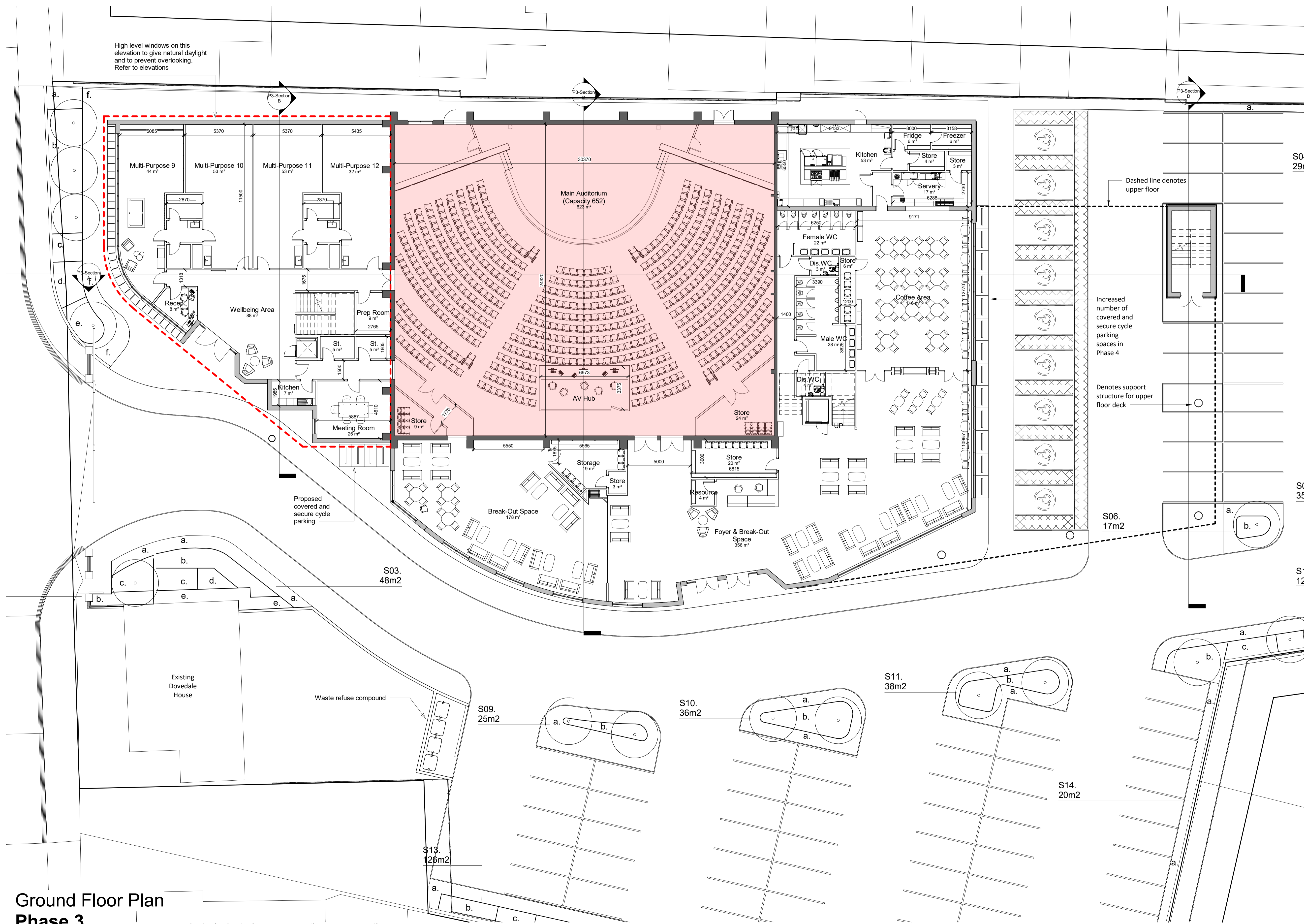
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HPA REF: 20109 CLIENT REF:

DRAWING NO: 20109-HPA-P3-00-DR-A-0001-P03

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KEY PLAN:

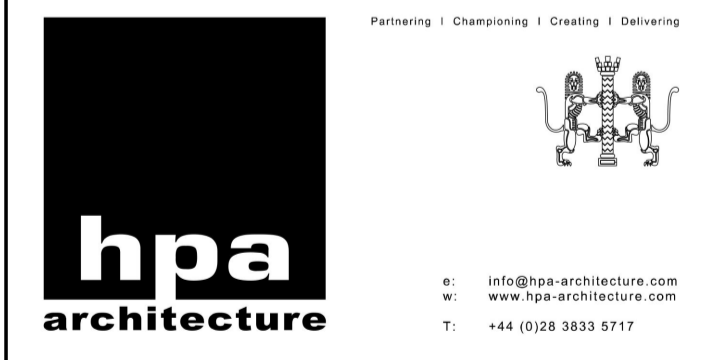


Area Schedule	Sq.M
GF - Existing Building	756
FF - Existing Building	-
Total Existing	756
GF - Proposed	1318
FF - Proposed	1384
SF - Proposed	88
Total Proposed	2790
Combined Total	3546

- Existing Building
- Demolitions
- Phase 3 Extents

NO.	DESCRIPTION	DATE	BY	CHECKED	DATE
P03	Planning Amendments	RS	RS	RS	15-10-24
P02	Planning Amendments	RS	RS	RS	29-08-23
P01	Planning Issue	RS	RS	RS	03-04-23
REV	DESCRIPTION			DESIGNED	DATE

PLANNING DRAWING



CLIENT: Life Church

PROJECT: Life Church Bedworth Development
17 Bulkington Road, Bedworth, CV12 9DG

DRAWING: Phase 3 Proposed Ground Floor Plan

SCALE @ A1: As indicated SCALE @ A3: 1:300

HPA REF: 20109 CLIENT REF:

DRAWING NO: 20109-HPA-P3-00-DR-A-1000-P03

Ground Floor Plan
 Phase 3
 Scale 1:150



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KEY PLAN:


Area Schedule	Sq.M
GF - Existing Building	756
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GF - Proposed	1318
FF - Proposed	1384
SF - Proposed	88
Total Proposed	2790
Combined Total	3546

- Existing Building
- Demolitions
- Phase 3 Extents

REV	DESCRIPTION	DATE	BY	CHECKED
P01	Planning Issue	15-10-24	RS	RS
P02	Planning Issue	03-04-23	RS	RS
REV	DESCRIPTION	DATE	BY	CHECKED


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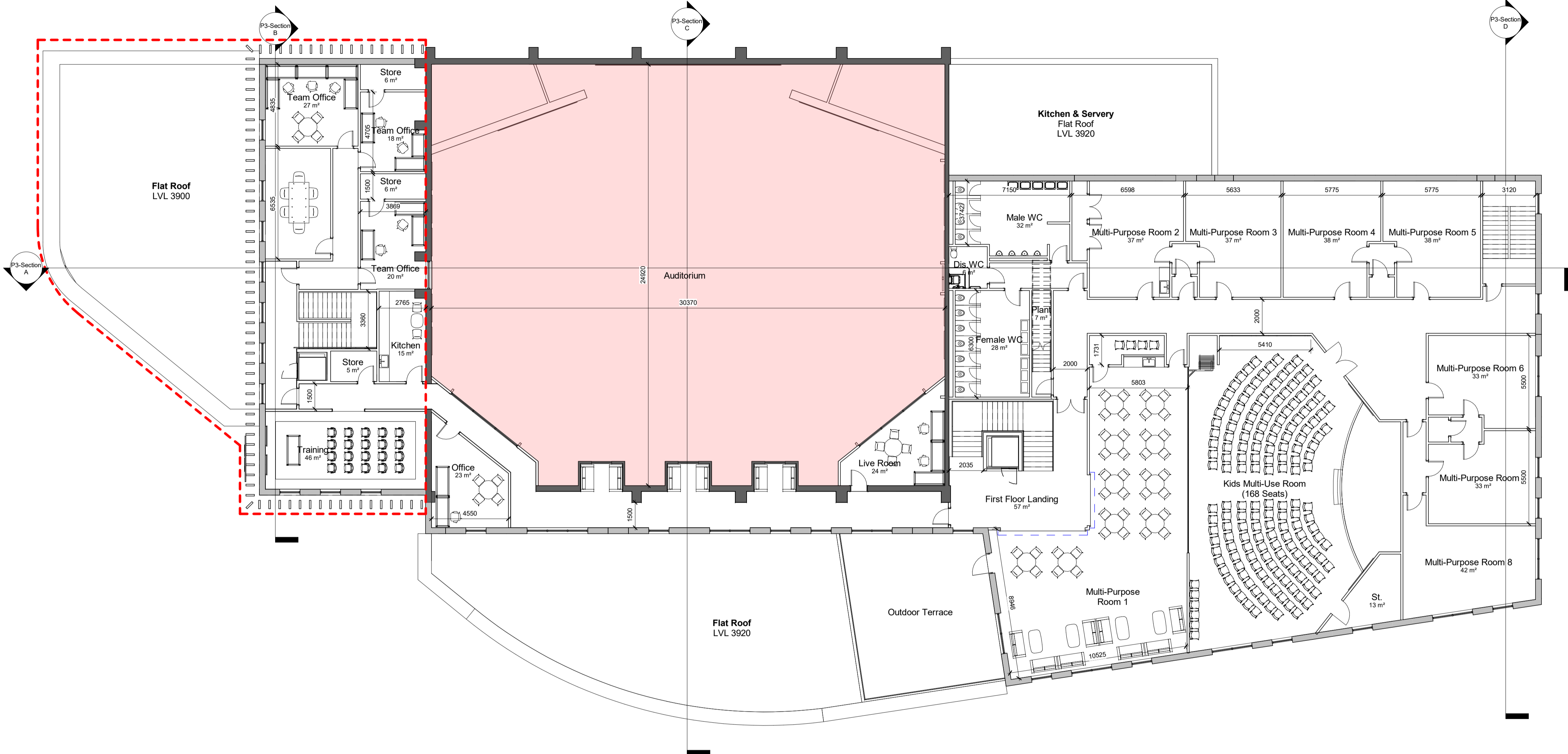
PROJECT: Life Church Bedworth Development
 17 Bulkington Road, Bedworth, CV12 9DG

DRAWING: Phase 3 Proposed First Floor Plan

SCALE @ A1: As indicated SCALE @ A3: 1:300

HPA REF: 20109 CLIENT REF:

DRAWING NO: 20109-HPA-P3-01-DR-A-1001-P02
Project | Discipline | Date | Level | Type | Risk | Number | Rev



First Floor Plan
 Phase 3
 Scale 1:150

