

Finch, Rebecca

Subject: FW: FUL/2013/0769 - Land between 41-49 Thompsons Road

From: Glendinning, John
Sent: 28 May 2013 14:55
To: Planning
Cc: Denby, Anne; Archer, Joanne; Simm, Ben
Subject: FUL/2013/0769 - Land between 41-49 Thompsons Road



Coventry City Council

Memo

City Services and Development Directorate

FUL/2013/0769

Land between 41-49 Thompsons Road

Erection of 2no. four bed dwellings. (semi-detached)

Consultation Under the Town and Country
Planning Act 1990 – Highway Authority Response

Dear Anne,

I have no highway objection to the above application. The proposed drop kerb will require a minor S278 agreement; this should also include the replacement of the existing drop kerb with a full-height kerb, and should be required by condition.

Kind regards,

John Glendinning

Traffic and Transportation Group,
Planning, Transport and Highways,
City Services and Development Directorate, Coventry City Council,
Floor 8, Civic Centre 4, Much Park Street,
Coventry CV1 2PY

Tel : 024 7683 1342

Fax : 024 7683 1259

Email : john.glendinning@coventry.gov.uk

www.coventry.gov.uk

Bains, Raj

From: Toal, Shaun
Sent: 13 June 2013 11:11
To: Planning
Cc: Mistry, Manoj
Subject: FUL/2013/0769 - Land between 41 - 49, Thompsons Road, CV7 8JU

Categories: Consultation responses

FAO: Anne Denby

Please see below for my comments on the above planning application

The application does not include detailed surface water drainage proposals. The proposed development will result in an increased roof or hardstanding area that will generate additional surface runoff. The applicant should ensure that adequate drainage is provided to prevent an increase in flood risk. The preferred method of disposal for surface water runoff is through the use of at-source sustainable drainage methods such as a soakaway as detailed in Approved Document Part H of the Building Regulations 2010, and BRE Digest 365 – Soakaway Design. If the use of sustainable methods is not possible, the development should connect to the public sewer system via a separated surface water system and not into foul or combined sewers.

If you have any comments or queries please do not hesitate to contact me,

Regards,

Shaun Toal

Assistant Engineer
Drainage and Flood Risk Management Team
City Services and Development Directorate,
Coventry City Council
Whitley Depot
259 London Road
Coventry, CV3 4AR
email: shaun.toal@coventry.gov.uk
Tel: 024 7683 4213

www.coventry.gov.uk

Bains, Raj

From: Barbara Golding [barbaragolding@warwickshire.gov.uk]
Sent: 14 June 2013 12:51
To: Denby, Anne
Cc: Planning
Subject: Ecological response - Land between 41-49 Thompsons Road

Categories: Consultation responses

Hello Anne

Re: Land between 41-49 Thompsons Road

ECOLOGICAL DESCRIPTION AND NATURE CONSERVATION VALUE OF THE

SITE:

The site has no specific nature conservation designation, and there are no records of protected species within the application site. There are records of bats, great crested newt and common frog in the surrounding area.

EFFECT OF PROPOSED DEVELOPMENT

I have viewed the plans, searched the WBRC, viewed aerial photographs of the site and surrounding area on Google Maps and have the following comments:

The proposed development site is situated between residential housing and appears to be an area of mown grassland. Less than 50 metres away from the proposed development site to the south is Bunsons Wood Local Wildlife Site (Ancient Woodland). Between this and the development site is an area of semi-improved neutral grassland, and dense/continuous scrub. These habitats would support species such as bats, birds and reptiles. To the north and across the road in the surrounding area is arable land. If the development site is left unmown and the vegetation in the area is left to grow long, and as the proposed development site is quite close to the LWS and dense/continuous scrub, it is recommended that pre-checks for nesting birds and reptiles are made on the proposed development site immediately prior to any works taking place to ensure that protected species are not harmed by the development.

If the grass/vegetation on the proposed development site is left to grow long please attach the conditions below to any permission granted. Please also attach the following notes to any permission granted:

CONDITIONS:

Nesting bird pre-commencement check condition:

The development to be hereby permitted shall not commence until a qualified ecologist has been appointed by the applicant to inspect the eaves of the single storey extension for evidence of nesting birds immediately prior to works. If evidence of nesting birds is found works may not proceed until outside of the nesting bird season (March to September inclusive) or until after the young have fledged, as advised by ecologist. Nesting birds are protected under the 1981 Wildlife and Countryside Act.

Reason: To ensure that protected species are not harmed by the development.

Reptile watching brief:

The development hereby permitted shall be undertaken in the presence of a qualified reptile worker appointed by the applicant to supervise all destructive works to suitable reptile habitat as identified in the report 'Clopton Road, Stratford upon Avon, Extended Phase 1 Habitat Survey' produced by Middlemarch Environmental Ltd June 2010. All features, including compost and log piles, are to be removed carefully by hand. Should any reptiles such as grass snake be found during this operation, then work must cease immediately whilst WCC Ecological Services are consulted for further advice. In addition to this the qualified reptile worker shall submit a brief report to the local planning authority within 1 month following completion of the supervised works to summarise the findings.

Reason: To ensure that protected species are not harmed by the development.

NOTES:

Nesting Bird note:

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs, dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season lasts approximately from March to September inclusive, so work should ideally take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked by a suitably qualified ecologist for their presence immediately before work starts, especially if during the breeding season.

Reptile note:

In view of the composition of the surrounding habitat, care should be taken when clearing the ground prior to development. If any evidence of specially protected species such as adder, grass snake, slow worm or common lizard is found, work should stop while WCC Ecological Services (01926 418060) or Natural England is contacted. Section 9 (part1) of the Wildlife and Countryside act 1981, makes it is an offence to intentionally or recklessly kill or injure any of the species listed above.

Regards
Barbara

Barbara Golding BSc (Hons) MSc AIEMA
Ecologist

Ecological Services
Communities
Localities and Community Safety
Museums and Natural Environment
Warwickshire County Council, PO Box 43, Warwick CV34 4SX
Tel: 01926 418074
Minicom: 01926 476817
Email: barbaragolding@warwickshire.gov.uk

Web: www.warwickshire.gov.uk/biodiversity

Web: www.warwickshire.gov.uk/ecology

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Coventry City Council

Memo

Chief Executives Directorate Public Health Team

To

Anne Denby

Date

12th June 2013

From

Angela Hands

Telephone 024 7683 1315

angela.hands@coventry.gov.uk

Subject

Land at 41 – 49 Thompsons Road

Your reference

FUL/2013/0769

Our reference

PHP/396

Re: Erection of two dwellings

Location: Land at 41 – 49 Thompsons Road.

Following consideration of the above planning application, I recommend **refusal** on the following grounds:

- **The proposed development would be inappropriate as it is contrary to CDP policy GE8: Control over Development in Urban Green Spaces in that the proposals will reduce urban green space.** Urban Green Space is any area of open land or water, not designated as Green Belt with value for amenity, outdoor sport or recreation.

Public Health and Planning

From April 2013, Coventry City Council took over over responsibility for some public health functions previously provided by NHS Coventry. The team has taken on the role of improving and protecting the health of the city's residents, helping them to stay well and avoid illness. As part of this role the Council will have a duty to ensure robust plans are in place to promote health and wellbeing across the city. Professor Sir Michael Marmot identified six themes in his report '*Fair Society, Healthy Lives*' which recognise the wider determinants of ill health. <http://www.instituteofhealthequity.org/projects/fair-society-healthy-lives-the-marmot-review>

Coventry's Health and Wellbeing Board has adopted these themes, one of which is '*creating and developing healthy and sustainable places and communities*'. The Council has accepted the challenge of addressing the health inequalities that are present in Coventry through the adoption of this Marmot theme.

It is important to note that The 'National Planning Policy Framework', states in paragraph 171:

"local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population including

expected future changes and any information about relevant barriers to improving health and well-being"

indicating that health and well being is now a material planning consideration.

Please do not hesitate to contact me if you require further information.

Kind Regards

Angela Hands

Public Health Practitioner (Transport and Planning)

024 7683 1315

angela.hands@coventry.gov.uk

Matthews, Charlotte

Subject: FW: FUL/2013/0769 - Land between 41 - 49, Thompsons Road, CV7 8JU

From: Toal, Shaun
Sent: 17 June 2013 14:15
To: Planning
Cc: Mistry, Manoj
Subject: FUL/2013/0769 - Land between 41 - 49, Thompsons Road, CV7 8JU

FAO: Anne Denby

Please see below my comments on the above planning application.

The application does not include detailed surface water drainage proposals. The proposed development will result in an increased roof or hardstanding area that will generate additional surface runoff. The applicant should ensure that adequate drainage is provided to prevent an increase in flood risk. The preferred method of disposal for surface water runoff is through the use of at-source sustainable drainage methods such as a soakaway as detailed in Approved Document Part H of the Building Regulations 2010, and BRE Digest 365 – Soakaway Design. If the use of sustainable methods is not possible, the development should connect to the public sewer system via a separated surface water system and not into foul or combined sewers.

If you have any comments please do not hesitate to contact me,

Regards,

Shaun Toal

Assistant Engineer
Drainage and Flood Risk Management Team
City Services and Development Directorate,
Coventry City Council
Whitley Depot
259 London Road
Coventry, CV3 4AR
email: shaun.toal@coventry.gov.uk
Tel: 024 7683 4213

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Matthews, Charlotte

Subject: FW: Ecological response - Land between 41-49 Thompsons Road

From: Barbara Golding [mailto:barbaragolding@warwickshire.gov.uk]

Sent: 15 July 2013 16:14

To: Denby, Anne

Subject: Fwd: Ecological response - Land between 41-49 Thompsons Road

Hello Anne

Re: Land between 41-49 Thompsons Road

Apologies for my original response which has now been reworded below, and I trust it is now satisfactory.

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SITE:

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Reason: To ensure that protected species are not harmed by the development.

Reptile watching brief:

The development hereby permitted shall be undertaken in the presence of a qualified reptile worker appointed by the applicant to supervise all destructive works to suitable reptile habitat on site. All features, including compost and log piles, are to be removed carefully by hand. Should any reptiles such as grass snake be found during this operation, then work must cease immediately whilst WCC Ecological Services are consulted for further advice. In addition to this the qualified reptile worker shall submit a brief report to the local planning authority within 1 month following completion of the supervised works to summarise the findings.

Reason: To ensure that protected species are not harmed by the development.

NOTES:

Nesting Bird note:

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs, dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season lasts approximately from March to September inclusive, so work should ideally take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked by a suitably qualified ecologist for their presence immediately before work starts, especially if during the breeding season.

Reptile note:

In view of the composition of the surrounding habitat, care should be taken when clearing the ground prior to development. If any evidence of specially protected species such as adder, grass snake, slow worm or common lizard is found, work should stop while WCC Ecological Services (01926 418060) or Natural England is contacted. Section 9 (part1) of the Wildlife and Countryside act 1981, makes it is an offence to intentionally or recklessly kill or injure any of the species listed above.

Regards
Barbara

Barbara Golding BSc (Hons) MSc AIEMA
Ecologist

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Bains, Raj

From: Barbara Golding [barbaragolding@warwickshire.gov.uk]
Sent: 26 July 2013 15:10
To: Denby, Anne
Cc: Planning; richard.hill@bblb-architects.co.uk
Subject: Land between 41-49 Thompsons Road FUL/2013/0769

Categories: Consultation responses

Hello Anne

Re: Land between 41-49 Thompsons Road, FUL/2013/0769

Hello Anne

Richard Hill telephoned me today to ask if they could carry out a full reptile survey instead of a Reptile watching brief as per the decision notice as they want to be sure there are no reptiles on site before the work commences. I have confirmed to Richard that they can do the full reptile survey instead of a Reptile watching brief.

Regards
Barbara

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Ecologist

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