

Mr Robert Hannan
Keepmoat Homes
Nottingham Business Park
NG8 6PX

**TOWN & COUNTRY PLANNING ACT 1990
TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

SUBMISSION OF RESERVED MATTERS

Application No. : **RMM/2019/0149**
Registered on : **14/06/2019**

Applicant : **Keepmoat Homes**

Re Site at : **Ellacombe Road**

Proposed Development: Submission of revised reserved matters for phase 1C3 (all matters) in respect of outline application reference 54800 dated 22/10/2009 for the redevelopment of the area (Revised layout on land adjacent Hollicombe Road and Ellacombe Road to provide 20 dwellings).

Delegated Decision on 13/09/2019

Coventry City Council as Local Planning Authority **approve** details of the Reserved Matters referred to above and submitted in accordance with Condition No.1 of the outline permission granted on under Application No. 54800 subject to the following conditions:

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved documents : B6368 PL 1000 Rev B Location Plan



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Head of Planning



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B6368 PL 1001 Rev E Site Layout; B6368 PL 1002 Rev B Extent of Adopted Highway; B6368 PL 1003 Rev C Enclosure Details; B6368 PL 1004 Rev B Tenure Plan; B6368 PL 1005 Rev B Materials Plan; B6368 PL 1006 Rev B Elevation Key Plan; B6368 PL 1007 Rev A House Type D101; B6368 PL 1008 Rev A House Type D101 Variation; B6368 PL 1009 Rev A House Type D104; B6368 PL 1010 Rev A House Type D104 Variation; B6368 PL 1011 Rev A House Type D105; B6368 PL 1012 Rev A House Type D105 Variation; B6368 PL 1013 Rev B Street Scene; B6368 PL 1014 Rev B Parking Assessment Plan; B6368 PL 1015 House Types KP3G; B6368 PL 1016 Finished Floor Levels; Drainage Sheet 2 of 2 - 152 Rev I; Swept Path Analysis - 1532 Rev E; General Arrangement Sheet 2 of 2 - 102 Rev F; External Works Sheet 2 of 2 - 1002 Rev F; Tree Survey Review 2018; Noise Assessment December 2018; Pre-commencement Survey Addendum; Sustainable Building Design Statement; Parking Assessment Plan 1014 Rev B; Street Scene 1013 Rev B.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) no windows or openings (apart from any shown on the approved drawings) shall be formed in the northeastern facing elevations of the dwellings proposed to plot No.12 and No.16, the southeastern facing elevations of the dwellings proposed plot No.10 and No.19 and the southwestern facing elevations of the dwellings proposed to plot No.6 and No.13 hereby approved.

3. The dwellings shall not be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided for those dwellings and thereafter those areas shall be kept marked out and available for such use at all times.

REASONS FOR CONDITIONS

1. For the avoidance of doubt and in the interests of proper planning.
2. To ensure the amenities of adjoining properties are not detrimentally affected through overlooking or loss of privacy in accordance with Policies DE1 and H5 of the Coventry Local Plan 2016
3. To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual amenity in accordance with Policies AC1 and AC3 of the Coventry Local Plan 2016.

The decision to grant reserved matters approval has been taken having regard, in particular to the policies and proposals in the Regional Spatial Strategy, Coventry Development Plan 2001 set out below, and to all relevant material considerations, including the National Planning Policy Framework,

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the City Council's emerging Core Strategy and Supplementary Planning Guidance:

Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy DE1: Ensuring High Quality Design
Policy DS1: Overall Development Needs
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards
Policy EM3: Renewable Energy Generation
Policy EM4: Flood Risk Management
Policy EM5: Sustainable Drainage Systems (SuDS)
Policy EM6: Redevelopment of Previously Developed Land.
Policy EM7: Air Quality
SPG : Design Guidance for New Residential Development

INFORMATIVES

- You are advised that if your proposal involves works covered by the Party Walls etc Act 1996. You are recommended to seek independent advice. Booklets are available from the Planning Advisory Desk & HMSO. Please be aware that if any part of the development (such as foundations, guttering, windows, ventilation systems or pipes etc.) overhangs or encroaches onto land or buildings outside of your ownership; or involves works and / or access to land or buildings outside of your ownership; you will need the owner's permission before undertaking any development. The granting of planning permission does not override or authorise the breach of any private ownership rights; and any development undertaken without the consent of the landowner and in breach of any private ownership rights could give rise to civil proceedings brought by the owners of those rights.

WM Fire Service

Carriageway width should be a minimum of 5.5 metres (Manual of Streets Fig 3.12), minimum requirement for fire service vehicles is 3.7m between kerbs (ADB Vol 2 Table 20), a minimum carrying capacity for WMFS vehicles of 15 tonnes and 4.1m minimum height clearance. Water supplies for firefighting should be in accordance with ADB Vol 2, Sec 15 and "National Guidance Document on the Provision for Fire Fighting" published by Local Government Association and WaterUK:

<https://dl.dropboxusercontent.com/u/299993612/Publications/Guidance/Firefighting/natio>

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nal-guidance-document-on-water-for-ffg-final.pdf For further information please contact the WMFS Water Office at the address given above or by email on Water.Officer@wmfs.net

- **This is not an approval under the Building Regulations.**

This permission is given under the Town and Country Planning Act 1990 and the Town and Country Planning (Development Management Procedure)(England) Order 2010 (As Amended) and is subject to due compliance with the Building Regulations, local Acts and Regulations and with all other relevant statutory provisions in force in Coventry and nothing herein contained is to be regarded as dispensing with such compliance beyond the extent herein specified. This permission does not modify or affect any personal or restrictive covenant applying to the land or any right of any person entitled to the benefit thereof.

- **Appeal Rights:**

If you are aggrieved by the decision of the City Council to grant permission for the reserved matters subject to conditions, you can appeal to the Department of Communities and Local Government under Section 78(1) of the Town and Country Planning Act 1990. An appeal must be made within **six months** of the date of this notice.

The form to be used for an appeal is obtained from the Planning Inspectorate, Chartroom, Hawk Wing, Room 3/23 Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or you can access their website on www.planning-inspectorate.gov.uk

The Secretary of State can allow a longer period for the giving of a Notice of Appeal, but will not normally be prepared to use this power unless there are special circumstances.

The Secretary of State may not consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development without the conditions it imposed due to statutory requirements, the provision of the development order or to any directions given under the order.

The Secretary of State will not refuse to consider appeals solely because the local planning authority based their decision on a direction given by her.

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- If any part of the development affects the means of access to a building then your attention is drawn to Section 46 of the West Midlands County Council Act 1980 under which the Council must reject plans deposited in accordance with building regulations unless those plans show:
 - a) That there will be adequate means of access for the fire brigade to the building, or as the case may be, to the building as extended;

and
 - b) That the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

- **FURTHER APPROVALS**

If one or more of the conditions listed in this decision notice require you to submit further information to the City Council for approval then in **all** instances those details are to be submitted to: -

Development Management
Coventry City Council
PO Box 15
Council House
Coventry
CV1 5RR

The receipt of such details will be acknowledged and a further decision notice will be issued following full consideration of these additional matters.

- You are reminded that there may well be other reserved matters or conditions that remain to be discharged from the original outline planning application. If in doubt please contact the Case Officer who dealt with this submission. Failure to satisfactorily discharge all matters/conditions could lead to a breach of planning control.

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