

PLANNING COMMITTEE

6 March 2024

Amendment/Correction List

Additional Information for Councillors

Agenda Item 4 (Applications for Consideration)

Item 1

Application Reference R22/0928

Additional responses received

Additional responses have been received from Local Residents as detailed below.

Local residents (19) Objection

- Providing access from Ashlawn Road will lead to loss of oak trees;
- Trees are a landmark and give area a countryside feel and unique identity;
- Trees provide oxygen and habitat for wildlife;
- Area is becoming more and more built up;
- Will lead to significantly increased traffic on Alwyn Road which is not acceptable;
- Hard for residents to access drives at present;
- Area suffers from speeding traffic, congestion and large numbers of parked vehicles;
- Do not need more houses, do not have suitable infrastructure;
- Loss of access to countryside for recreation;
- Will affect character of Bilton;
- Should focus new development out of town like Houlton;
- Object to access through Scot's Close this not suitable;
- There must be an alternative that can protect trees;

Local resident (1) Objection

- Proposals contrary to policy DS9 of the Local Plan, this policy requires variations to the alignment of the spine road, if agreed by the Highway Authority and Local Planning Authority, to be published to which this policy will apply;
- South West Masterplan SPD states that precise alignment and design of the Homestead Link, including details of junctions and crossings are matters for detailed consideration and confirmation during determination of planning application;
- SPD refers to the need for the significant strengthening of planting along Northampton Lane and Alwyn Road and the introduction of new planting;
- Development must be consistent with the spine road network as set out in the South West Rugby Masterplan SPD, if this is varied agreement must be reached and a revised alignment plan published;
- Proposals include a radical realignment of Phase 2 of the spine road network and the removal of the hedge to the west of Alwyn Road;

- Without agreement to this change between RBC and WCC and subsequent publication of this agreement the alignment must remain as detailed within the SPD and Local Plan;
- The proposals do not comply with this;
- Proposals involve removal of trees and hedge to west of Alwyn Road;
- Wildlife corridor is not sufficient width adjacent to Daru House;
- Proposals do not include species native to the area.

Officer response

As detailed in the agenda policy DS9 and the South West Rugby SPD show the north-south part of the spine road network connecting to the Homestead Link Road. The proposals vary from this as the connection will be made to Alwyn Road via the proposed roundabout. The Masterplan guides the comprehensive development of the site and associated infrastructure. Although the proposals vary for the alignment shown within policy DS9 and the SPD the revised layout of the proposed infrastructure has been published via this planning application for the Homestead Link Road. Warwickshire County Council are a technical consultee in relation to the planning application and have raised no objection to the proposed alignment, layout or design.

As detail in the agenda no objection to the wildlife corridor has been received from the County Ecologist.

During the processing of the application the Council's Tree and Landscape Officer made detailed comments regarding the proposals, the landscaping scheme and species proposed.

A revised Arboricultural Impact Assessment was provided which included a rationale for those trees to be removed. This included a reduction in proposed tree removal from 1.33 ha to 1.07ha of tree canopy cover.

Notable areas of further tree retention (that were originally identified for removal) include T97 (category A high quality) mature Oak tree at Alwyn Road and other Oak trees.

To the east and towards the Cock Robin roundabout there is reduced tree removal in G66 and G67 (trees renamed T162-T166). To the west and adjacent to Coventry Road there is also a reduction in tree removal.

For those trees still highlighted for removal rationale is provided in relation to the unavoidable negative impact of highway/footpath/earthworks on the trees and their respective root protection areas to maintain compliance with design standards. In addition the Tree and Landscape Officer advised that T32 (TPO Oak) was found to be in poor structural condition.

Amended landscaping plans were received to address these comments and the Tree and Landscape Officer advised the proposed species are acceptable and included a considerable proportion of native planting.

Examples of changes to the landscaping scheme include:

- More Warwickshire varieties within the orchard area to the west.
- Considerable extra Oak tree planting throughout to mitigate TPO Oak loss including semi-mature and extra heavy standards replacements.

- Increased number of native species in hedgerow mixes.
- Replacement of proposed Sycamore planting with Oak and Field Maple (both native).
- Increased Hawthorn tree planting throughout, this is native and good for biodiversity.
- Increased blocks of “extra heavy standard” trees throughout using native trees.
- Increased Pine tree planting (Dunchurch noted for population of mature Pine trees on main arterial routes).
- Increased number of species as hedgerow trees.

Conditions & informatives

Condition 10 – Arboricultural method statement

This condition to be amended by adding the text in bold below to provide better clarity -

CONDITION: 10

No works **other than the removal of all trees and non-woody vegetation as detailed within the approved Arboricultural Impact Assessment**, demolition or development shall take place until a further arboricultural method statement and tree protection plan for the protection of the retained trees (such method statement and plan to be in accordance with sections 5.5 & 6.1 of BS5837:2012 Trees in relation to design, demolition and construction - Recommendations) has been submitted to and approved in writing by the Local Planning Authority. This arboricultural method statement and tree protection plan must include details and positioning of tree protection fencing, any ground protection measures to create construction exclusion zones and an auditable system of monitoring. The approved arboricultural method statement and tree protection plan shall be implemented in full prior to any works, demolition or development taking place. Protective measures must remain in place until the completion of all construction works. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Prior to any works, demolition or development taking place, a site meeting between the applicant, the Local Planning Authority arboricultural officer and designated arboricultural consultant responsible for the site will take place to inspect tree protection measures.

Informative 9 - Drainage

Bullet point 1 of this informative to be amended as below to reflect revised plans -

INFORMATIVE: 9

The surface water drainage scheme required by Condition 24 shall:

1. With the exception of Alwyn Road, limit the discharge rate generated by all rainfall events up to and including the 1 in 100 year (plus an allowance for climate change) critical rain storm to the QBar Greenfield runoff rate of 4.4l/s/ha for the site in line with the approved surface water drainage strategy (ref: 42400-ARC-XX-050-RP-C-0001, revision **PA4 dated August 2023** ~~PA1, dated July 2022~~).

Surface water discharge from Alwyn Road shall be limited according to the proposed discharge rates set out in drawing 42400-ARC-XX-050-DR-C-0073-P03.

Item 2

Application reference- R23/0831

Points of clarification from the Planning Officer

The applicant has provided an official letter to the planning committee in response to the officer report and the reasons for refusal presented to members. The letter states that the floor space which is detailed in the officer report is incorrect (total 855m² over two levels). For clarification, the floor area as stated in the officer report was approximate measurements as taken from Drawing number 2758/2, as exact measurements were not provided on this plan.

The letter claims that the ground floor area will be 535m² with the officer report stating that this will be 640m². The measurement of 640m² was taken from the area covered within the massing of the roof profile at ground floor level and included the adjoining garage and the rear verandah area as shown in Drawing number 2758/2.

The officer report states that the first-floor area totals 215m². Having assessed this again, it does appear that this number included an area labelled as 'void' within the roof and therefore the correct number for the first-floor area as shown in Drawing number 2758/2 is circa 175m². However, it is stressed that this minor discrepancy does not change the local authority's assessment of this scheme against local plan policy SDC1 and Section 12 of the NPPF.

Item 3

Application reference – R23/1197

Technical consultation response

A late technical consultation response was received from Rugby Borough Council's Arboricultural Officer detailing **NO OBJECTION** to the retrospective application.

“There are a line of TPO trees located within properties at Deacon Close but appear to be set well back from this proposal. Therefore, I have no objection.”