

Public Document Pack

5. **Late Representations** (Pages 3 - 8)

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Late Representations Planning Committee 15 December 2022

Item No. 6	<p>Application No. - FUL/2022/1691</p> <p>Description of Development - Proposed change of use from residential to Class C2 (residential care home) for up to, and including, 6no adults.</p> <p>Site Address – 126 De Montfort Way</p> <p><u>Consultation Response</u></p> <p>Since the publishing of the Officer’s Planning Committee report, a further consultation response from the Local Highway Authority was received on 1st December. The team have reviewed the revised site plan (drawing reference Site Plans CD_22_04/015/Rev B) showing the inclusion of 1no further car parking space as well as the Parking Survey Technical Note, dated October 2022 submitted by the applicant. The team have no objection to the development proposal, subject to the inclusion of a planning condition requiring secure cycle parking. The comments are as follows:</p> <p><i>“With regards to the current parking standards in Appendix 5 of the Local plan 2016 the existing residential dwelling (C3 use) would require a maximum of 2 off-street parking spaces. The proposed C2 use would require 4 spaces based on the number of beds and members of staff. The supporting information states that the existing driveway at the property can accommodate 5 vehicles, which allows an additional space for visitor parking.</i></p> <p><i>The applicant has also provided a management plan for the parking facilities. Since the previous consultation the applicant has provided a parking report to assess the availability of on-street parking surrounding the site. This involved parking surveys undertaken during the daytime on a weekend and overnight on a weekday and weekend. The highway authority is satisfied that the provided survey demonstrates sufficient on-street capacity if required, notwithstanding that the driveway can accommodate the required parking to be compliant with the current parking standards, as above. Appropriately sheltered and secured cycle parking should be provided for staff and residents, in line with the design standards in Appendix 5 of the Local plan 2016”.</i></p> <p><u>Amended Management Plan</u></p> <p>An amended management plan, (document reference Quality Management System – Policies and Procedures, Staffing Establishment, Updated December 2022) has been received to reflect that the maximum number of residents being reduced from 7no to 6no. This document will supersede document reference Quality Management System – Policies and Procedures, Staffing Establishment, October 2022.</p> <p><u>Additional Neighbour Representation</u></p> <p>1no additional neighbour representation has been received, raising concerns that large, commercial waste bins will have to be stored on the property frontage as they are unable to be stored at the rear of the property.</p>
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Quality Management System – Policies and Procedures

Staffing Establishment Updated December 2022

126 De Montfort Way, Coventry CV47DT

Staff levels

The company is committed to ensuring that there is sufficient numbers of suitably qualified, skilled and experienced staff on duty at all times to meet the needs of the service users.

It is the responsibility of the Home Manager to ensure that appropriate, safe staffing is maintained in the service at all times.

Staffing levels will be regularly assessed and monitored to ensure they are sufficient to meet service users identified needs. Any changes to the agreed establishment must be authorised by the Director of the company.

There is no single staff to service user ratio that can be applied across the services in the company. Assessing the care needs of individual service users in paramount when making decisions about safe staffing requirements. Assessment of a person's care needs should take into account individual preferences and the need for holistic care and service user contact time.

Each service user will have an agreed minimum staffing establishment that takes into account:

- Diversity of service users
- Service user difficulties with cognition or confusion
- Service User dependency and individual care needs
- End of life care
- Layout of the building
- Peak times of activity
- Staffing skill mix

When planning the staff rotas the service will take into account the skill mix, competencies, knowledge, qualifications and experience of staff that will meet the needs of the individuals at all times.

Hours of Work:

The following table is a guide to determining shift times, however the day shift would ideally span from 7.30am – 19.30pm but could be split into early / late if required. Night shift would be from 19.30- 07.30. As explained the Staff ratio would be dependent of Service user numbers, individual care needs and preferences.

At the point of Registration staffing will be determined by the gradual increase in Service user numbers until capacity. At the point the first Service user is assessed and placed within Quality Management System – Policies and Procedures

Staffing Establishment Updated December 2022

the service there will be a minimum of 1 Support Worker and 1 Team lead during the day and 1 Support worker overnight.

However for purpose of projected service user capacity, with 7 Service users it would equate to:

Time Period	Staff	Residents	
7.30 am – 13.30 pm	ratio of	5-6	6
13.30 pm – 19.30 pm	ratio of	5-6	6
19.30 pm – 07.30 am	ratio of	2	6

Visiting

Hours of visiting proposed are 9.00am – 18.00. Any out of hours would be considered with prearrangement from management, protecting Service user Privacy and Dignity.

Item
No. 7

Application RMM/2022/1028

Description of Development: Reserved Matters consent relating to appearance, landscaping, layout and scale for the erection of 150 residential dwellings (Use Class C3) and associated works including the demolition of existing buildings

Site Address: Elm Fields Farm, Wigston Road, Coventry, CV2 2RH

Introduction

Following the publishing of the committee report, this update sets out a revised site layout plan which includes a minor change to four plots (123-126) on the proposed site plan. Additional clarification is also set out in relation to the drainage and flood risk and internal noise levels.

Amendment to Site Layout

Since the publishing of the agenda the applicants have sought to further respond to concerns raised in relation to the orientation of Plots 123-126 on the proposed site plan, annotations of which are shown in Appendix One attached to this paper. The amendments as proposed seek to rotate the dwellings ninety degrees to create a rear to flank relationship with No. 20 Merryfield Way as opposed to the previous rear to rear relationship. In making this change it is not considered that the amendment would give rise to additional amenity concerns and the relevant separation distances between the dwellings are met as the proposed units would not directly face the side elevation of the dwelling (unlike Plots 127-129), the dimensions of the rear amenity spaces for the plots are also acceptable ranging from 47 sq. m to 29 sq. m respectively. As such the proposed change does not give rise to amenity concerns and does not therefore materially affect the assessment made. As part of this update, a minor change to the approved plans list is also required to include this most up to date plan.

Drainage and Flood Risk

Within the officer report (Pages 42-43 of the document pack) reference is made to concerns raised by the Lead Local Flood Authority in respect of the reserved matters application. The concerns raised relate to the technical details within the drainage strategy proposed which has a greater reliance on oversized pipes and a single attenuation feature within the site. The LLFA are seeking to ensure that to accord with Policy EM5 of the adopted Local Plan, which relates to the provision of the inclusion of Sustainable Urban Drainage Systems, have greater regard for such measures within the design of the drainage strategy, this could be in the form of localised attenuation and storage tanks below ground. Whilst the LLFA have not raised principle objections, the submitted strategy does not form part of the approval of the reserved matters, and instead a pre-commencement condition has been secured to ensure that the detailed drainage design, which is satisfactory to the LLFA is designed prior to the commencement of development to ensure the detailed matters are agreed prior to works starting. This is considered an acceptable approach to both the Local Planning and Lead Local Flood Authorities.

APPENDIX ONE

Previous iteration:



Proposed iteration:



Item No. 9	<p>Application No. – Telo/2022/2663</p> <p>Description of Development – Mast, antennas, dishes, cabinetry and ancillary development</p> <p>Site Address – Telecommunications Site Old Coventrians RFC Tile Hill Lane</p> <p><u>Planning History</u></p> <p>Planning application reference FUL/2020/1239 was not included in the planning history section of the Officer's Planning Committee report.</p> <p>The application proposed the replacement of an existing 17m monopole with a 20m high monopole supporting 6no antenna apertures, 4no 600mm transmission dishes, plus 8no ground-based equipment cabinets within a new secure compound, including ancillary development.</p> <p>The application was approved on 4th August 2020.</p>
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