

# Public Document Pack

5. **Late Representations** (Pages 3 - 6)

To be circulated at the meeting.

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## Late Representations Planning Committee 20<sup>th</sup> March 2025

Item  
No. 6

**Planning Ref:** PL/2024/0002356/FULM

**Site:** Land at Faseman Avenue, Coventry, CV4 9RB

**Proposal:** Erection of 50 apartments over 3 stories for supported housing with the creation of access, landscaping, retention of existing car park and the creation of a new 6-space car park and associated works

**Reason for Report to Committee:** The application has been referred to planning committee due to the number of objections received.

### **ADDITIONAL REPRESENTATIONS**

Since the publishing of the planning committee report three further representations have been received, all of which raising objections to the planning application, a summary of the objections are set out as follows:

- Impact upon the local community
- Over intensive development for the application site through the height and number of residents
- Detrimental to the safety of Gibbons Close
- There is an existing refuse storage issue for existing flats which will be exacerbated by the development

These matters have already been addressed within the committee report. A further representation has been received raising an objection as to the consultation undertaken by the Council as part of the application process.

For clarity, the Council has duly undertaken the required consultation as set out in The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the following means of consultation has been undertaken;

- A press notice published in the Coventry Telegraph
- The displaying of a site notice for a period of 21 days
- Letters sent to adjoining occupiers

A re-consultation was undertaken for a period of 7 days due to an amended site plan being received, the site plan was updated to include grasscrete parking bays within Gibbons Close.

### **OPERATIONAL MANAGEMENT PLAN**

Since the issuing of the committee report, discussions have been ongoing with the applicants to secure an operational management plan for the site which has been prepared to address matters including;

- Operational Strategy
- Admission and Occupancy
- Parking Management
- Security and Access Management
- ASB/License Breaches

- Maintenance and Waste Management
- Community Contact and Ongoing Engagement

The operational management plan is similar to that provided in support of a separate supported housing scheme at Ribbon Court, which was approved by planning committee in December. For completeness, the draft operational management plan is appended overleaf.

A condition has been appended below to secure the details set out within the operational management plan as submitted.

**ADDITIONAL CONDITION**

It is proposed, further to the above, that the following condition is included as Condition 22;

The development hereby permitted shall operate in full accordance with the approved management plan, namely 'Faseman House Management Plan' which shall not be amended in any way without the prior written approval of the local planning authority.

***Reason:** To ensure that the development is compatible with nearby uses and so that it does not adversely impact upon the safe and free flow of traffic in the vicinity of the site or residential amenity in accordance with Policies AC1, AC2, AC3 and DE1 of the Coventry Local Plan 2017.*

Item No. 7

**Planning Ref:** PL/2024/0002542/FUL

**Site:** 603-607 Stoney Stanton Road Coventry. CV6 5GA

**Proposal:** Change of use of in part the community/education area to a restaurant use (Use Class E(b) with a maximum of 129 covers.

**APPLICANT RESPONSE**

The applicant submitted an updated Transport Statement - Technical Note on 13th March 2025 in response to the reason for refusal. Emphasising that the Parking Standards in Appendix 5 of the Coventry Local Plan are a maximum and summarises that there is an expectation for car parking provision to be lower than the published standards and concludes that therefore cannot be a shortfall as stated within the committee report.

The Technical Note also refers to the 'fall-back' position of the existing lawful use of the site as a restaurant with a floor area of 250sqm; therefore, the assessment should only be based on the additional floor area being created and not the number of covers. The Technical Note then uses TRICs data to justify the lower parking provision.

**OFFICERS RESPONSE**

A full Parking Assessment was requested to show the capacity within the side streets which was refused to be completed, and this resulted in the Technical Note being submitted on 13th March 2025.

The Parking Standards within Appendix 5 use local data and therefore is the correct methodology to be used when assessing car parking provision. The use of TRICs data is the incorrect methodology. Notwithstanding this the TRICs data used was from 2015, which was before covid and therefore out of date.

<p>Whilst the existing lawful use is for a restaurant with a floor area of 250sqm, it has had its covers, thereby visitors to the restaurant, restricted to 50 to take account of the lack of off-street parking and the lack of available on street parking that can be absorbed without causing harm to the amenity of the settled residents through parking stress. Therefore, no new information has been submitted which would alter the recommendation to planning committee.</p>
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