

Late Representations

Planning Committee 16 November 2017

Item No. 7	<p>Application No. - FUL/2017/2308</p> <p>Description of Development - Redevelopment of site to provide 38 purpose built student town houses, student management and recreation suite, parking, secure cycle stores and open space</p> <p>Site Address - Canley Social Club and Institute Marler Road</p> <p>Introduction The requirements for developer contributions have now been confirmed by Highways and the NHS as follows:-</p> <p>Highways - £80,000 for provision of a cycleway along Marler Road to link the site to Charter Avenue.</p> <p>University Hospitals Coventry and Warwickshire NHS Trust - £44,400 to enable the body to provide services needed by the occupants of the new development and the funding for which cannot be sourced from elsewhere. They indicate that the development directly affects the ability to provide the health service required to those who live in the development and the community at large.</p> <p>The applicant's agent has circulated information to Members of Planning Committee setting out the aims of the developer for its facility in Canley and what they expect the development to bring to Canley and Coventry. These are summarised as:-</p> <ul style="list-style-type: none"> - A privately owned affordable option for students with rents comparable to the local HIMO. - Sustainable and professionally managed. - Retain a student footfall and spending within Canley whilst acting to alleviate pressures on the local housing supply. - A safe, secure and professionally managed site. - Ensuring Warwick University continues to adequately compete with other world class institutions with the private student housing offerings. <p>The following is a summary of the benefits they expect the development to bring:-</p> <ul style="list-style-type: none"> - Returning an abandoned and derelict site back into beneficial and economic use. - Reducing pressure on the local housing market and freeing up existing family housing. - Jobs during construction and sustained from 2019 onwards, tax receipts and savings to the public purse.
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- Attracting students from a greater catchment with additional positive and economic effect on the community.
- Dedication of land for general public use

Consultation

Ecology requested the calculations for the bio-diversity impact assessment. This has been provided by the applicants and shows a biodiversity gain of 2.17 units. However, WCC Ecology calculate the impact as -2.59 and seek compensation either onsite or through biodiversity offsetting delivered through a s106 agreement. The applicants are questioning Ecology's calculations. However, if this is not resolved before the s106 is completed and the application is ready to be issued, officers recommend a further condition for the biodiversity offsetting. The condition to address this is set out below.

Highways have requested conditions for cycle storage, laying out of the car parking prior to occupation, a student management plan and a construction method statement. It is recommended to amend condition 12 to incorporate highways matters within the student management plan. The officer's report already recommended conditions to address the other highways matters.

Four additional letters of objection have been received raising the following issues:-

- Parking of vehicles by students around that area is a total disregard of Coventry citizens.
- The development is an eyesore.
- The Council should not be releasing the land for private development of student accommodation but should return it to the stakeholders.
- Students do not pay council tax yet continue to access the same services as residents, e.g. refuse collection.
- The scheme is not providing the needs for affordable housing.

Councillor Skinner has reiterated his view that the site should be used for housing and as this has been made public he shall leave the Planning Committee room for this item.

Appraisal

In respect of the additional comments raised by neighbours in their objections, the issues of design, affordable housing and parking have been addressed in the officer's report.

The land has already been disposed of with outline planning permission for residential development. The matters of loss of a community facility and release of the land for private development has already been accepted.

Objections relating to students not paying council tax but using services is not a material planning consideration.

Additional/Amended Conditions

It is recommended that condition 5 be amended to include reference to the drop off and pick up areas and to now read as follows:-

5. The areas indicated on the approved drawings for parking and vehicular manoeuvring space, including drop off and pick up areas, shall at all times be kept free of obstruction and be available for those purposes.

To ensure that a satisfactory provision of off-street car parking is maintained at all times in the interests of the free flow of traffic and highway safety in accordance with Policy AM22 of the Coventry Development Plan 2001.

It is recommended to incorporate the highways elements of the student management plan within condition 12:-

12. Prior to occupation of any residential unit hereby permitted a student management plan shall be submitted to and approved in writing by the local planning authority to set out parking management, arrangements for drop-off and pick-up, waste storage and collection and safety and security in accordance with the guidance set out in Secure By Design 2016. Thereafter those measures shall remain in place in full accordance with the approved details.

In the interests of the safety and security of future occupiers, residential amenity and highway safety in accordance with Policies BE2, BE21 and AM22 of the Coventry Development Plan 2001 and DE1 and AC1 of the emerging Local Plan.

It is recommended that condition 13 be amended to reflect that it is an existing access and not a new access:-

13. Prior to any alterations to the access, including the erection of any gates and fencing, details shall first be submitted to and approved in writing by the local planning authority. Thereafter the works shall be carried out in full accordance with the approved details.

In the interests of highway safety in accordance with Policy AM22 of the Coventry Development Plan 2001.

An additional condition is recommended if the query over the biodiversity impact is not resolved:-

16. Prior to commencement of development details of a scheme to mitigate the within the site or on the adjacent public open space shall be submitted to and approved in writing by the local planning authority. The scheme shall incorporate a habitat mitigation plan to reflect the -2.59 habitat biodiversity impact loss on site. Thereafter the scheme shall be implemented in full accordance with the approved details.

	<p>To mitigate against the loss of biodiversity from site in the interests of the visual amenities and natural environment of the area in accordance with Policies BE20 and GE15 of the Coventry Development Plan 2001 and the principles of the National Planning Policy Framework.</p>
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