

# Late Representations

## Planning Committee 20 November 2019

Item No. 7	<p><b>Application No. - RMM/2019/1030</b></p> <p>Description of Development - Submission of reserved matters (layout, internal access arrangements, scale, appearance and landscape details) for Phase 1 comprising of 322 dwellings and details of green infrastructure strategy for all phases (excluding third party land) and a temporary construction access pursuant to OUT/2014/2282 for up to 800 dwellings, local centre, primary school, public open space (all matters reserved except vehicular access from Tamworth Road and Bennetts Road South). The outline application was an EIA application and an Environmental Statement was submitted with it.</p> <p><b>Site Address</b> - Land bounded by Hall Brook, Bennetts Road South, Sandpits Lane and Tamworth Road</p> <p><b>Proposal</b></p> <p>Minor amendments to previously submitted drawings such as the landscaping drawings, surface material plan and boundary treatment plan have been submitted so that they tally with the recently amended site layout. As such, a revised drawing numbers condition is proposed below.</p> <p><b>Consultation</b></p> <p>13 further objections have been received in response to the amended plans. The respondents reiterated objections which are summarised in the report, and also referred to the following issues:</p> <ul style="list-style-type: none"><li>- Impact upon climate change</li><li>- Houses should not face the link road due to safety concerns</li></ul> <p>Keresley Parish Council responded to the amended plans and confirmed that they still object to the link road design as it has too many access points and does not have a sufficient landscaped / tree lined buffer.</p> <p><b>Appraisal</b></p> <p>As this is a reserved matters application, following the grant of outline consent, the issue of the impact climate change is not a material consideration.</p> <p>The layout has been designed with houses facing towards the link road, in accordance with the design SPD. To have them backing onto the road would result in very poor urban design and streetscene.</p> <p>The Parish Council have correctly identified that the proposed link road would have a wildflower strip and some trees between itself and the cycle / footway, as opposed to a low hedge. However, hedges are proposed between the footway / cycleway and the nearest houses. Taking into account the landscaping between the footway / cycleway and the nearest facing houses there are 32 trees along this corridor.</p>
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	<p>Following finalisation of the report, discussion has taken place with regard to application with regard to draft condition 6, which seeks to ensure the link to the adjacent land (subject to an outline application by Bellway Homes) is provided. The applicant is concerned that this may result in construction traffic from the adjacent site damaging the new road, health and safety issues and also extra traffic on the access to Tamworth Road. As a result, a modified condition is proposed below.</p> <p>It is also recommended that full details of all the focal junctions indicated on the planning layout drawing be submitted and agreed in writing prior to their construction.</p> <p><b>Additional/Amended Conditions</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be carried out in accordance with the following approved documents: P17-2797_05Z sheets 01, 02 and 03; P17-2797_32A; P17-2797_33A; P17-2797_34A; P17-2797_35A; P17-2797_36A; P17-2797_37A; P17-2797_22Z sheets 02 and 03; P17-2797_27Z sheets 02 and 03; P17-2797_28Z sheets 02 and 03; P17-2797_28Z; GP01; GP02; Housetype pack revision A parts 1-4; edp4592_d009g sheets 1-5; edp4592_d018; edp4592_d019.</li> <li>6. The highway to the north western boundary of the site near plot 76 (marked potential link road on drawing P17-2797_05Z) shall be completed and be available for use:       <ol style="list-style-type: none"> <li>(i) Prior to occupation of 322 dwellings on site; or</li> <li>(ii) Within three years of the commencement of development, whichever is the sooner;</li> </ol> <p>Provided that the roundabout junction at Tamworth Road has been completed and is open to traffic. In the event the roundabout junction is not open within three years of commencement of development, the highway to the north western boundary shall be completed and available for use within one month of the roundabout being open to traffic.</p> </li> <li>7. Prior to their construction, full details of the focal junctions indicated on drawing P17-2797_05Z shall be submitted and approved in writing by the local planning authority. Thereafter, the junctions shall be constructed in accordance with the approved details.</li> </ol>
<p>Item No. 8</p>	<p><b>Application No. - FUL/2019/1923</b></p> <p>Description of Development - Change of use of land to extend existing car park to provide outdoor amenity space (retrospective)</p> <p><b>Site Address - 1A Brandon Lane</b></p> <p><b>Introduction</b></p> <p>Further comments have been received from the applicant's agent following publication of the officer's report. They relate to the point that no evidence has been provided to demonstrate that the applicants have explored the possibility of alterations to the existing layout to improve capacity or looked at the option of securing additional parking spaces on adjacent land.</p> <p><b>Application proposal</b></p>

	<p>The agent refers to the statement from Penderels Trust dated 16<sup>th</sup> September regarding off-site parking. Indicating that the owners of the adjacent land do not want to stymie development potential by offering third parties temporary use of the site. They also include correspondence for The Trust indicating that this land is not owned by their landlord (the agents) and they do not know who is responsible for this land.</p> <p>They have also submitted a drawing to demonstrate that alternative parking arrangements do not work.</p> <p><b>Appraisal</b></p> <p>The statement by The Trust was taken into consideration during consideration of the application. This is not considered to provide “evidence” sufficient to justify extension into the Green Belt. The alternative plan shows an arrangement within the existing parking area to the front and side but does not look at other areas within the site, for example the land to the other side of the building.</p>
Item No. 9	<p><b>Application No. - FUL/2019/1849</b></p> <p>Description of Development - Two-storey side and single storey rear extension and conversion to a house in multiple occupation for 7 people (HIMO, sui generis)</p> <p><b>Site Address - 15 Cloud Green</b></p> <p><b>Additional Information</b></p> <p>The Council were in receipt of a minor amendment to the plans prior to the issuing of the report for committee. This amendment was subject to a standard consultation period. The proposed amendment included plans to insert new windows on the first-floor side elevation of the proposed two-storey side extension. The windows have been proposed to retain natural surveillance on the public footpath.</p> <p><b>Consultation</b></p> <p>Two additional representations have been received in response to the re-notification of amended plans. One representation was received from Councillor Blundell who reiterates his objections made to the original proposals. The other representation objected to the proposal and states that the Cannon Park estate was originally built for family housing and the proposal would inevitably change the character and nature of the area. Increasing occupancy levels would result in noise and disturbance to the neighbouring family houses. The objector considered that there is no need for such HIMO; in particular for students as there is no over-riding need for such accommodation, given the volume of student accommodation blocks that have been created and are still being created within the city. The resident considered that the proposed development would remove a family home from the Coventry housing stock.</p> <p>These matters have already been considered through the officer report.</p>

Item  
No. 10

**Application No. - FUL/2019/2516**

Description of Development - Erection of 55no. student clusters and 55no. self-contained studio apartments (total of 436no. student bedrooms) over 2no & 6no storey buildings, with Community Space (Use Class D1), accessed off Albany Road; supported by dedicated student amenity facilities, cycle parking, vehicle parking, landscaping, enclosed bin store and other. associated works.

**Site Address** - Land at Spencer Sports And Social Club Albany Road

**Appraisal**

**Parking**

The application proposes 436no bed spaces which based on the maximum requirements in Appendix 5 of the Local Plan would require 109 off road car parking spaces.

The proposed scheme however only includes 21no parking spaces, of which 17no are permanent spaces and 4no staff spaces. The reduced number of spaces has been considered having regard to the nature of the proposed development and the expected nature of the occupancy (for students). Regard has also been given to the provision of wider public transport opportunities adjacent to the site, and within a short walking distance, coupled with the sites sustainable location and proximity to services and facilities.

As a result, highways have raised no objection to the quantum of parking proposed. It is also important to clarify that the development is for students (which will be secured by a S106 agreement), located within a sustainable place.

**Buses to Warwick University**

The No.10a bus stop is located adjacent to the site. The No.10a stops at Cannon Park and Westwood Business Park, which are both immediately adjacent to the university of Warwick campus.

The No.11 bus stop is located on Kensington Road, a 6-minute walk from the application site and stops at Lynchgate Road immediately adjacent to the University of Warwick campus and the No.4 located on Albany Road stops at Prior Deram Walk.

The site is in easy walking distance of the City Centre which is home to Coventry University Campus and all local convenience shopping for day to day needs.

There are existing parking restrictions on Albany Road limiting the hours that one can park in the daytime, together with double yellow lines.

The Car Parking Management Plan submitted in support of the application states '*No students, except those with disabilities, will be allowed to bring vehicles to the site and park in pre-allocated spaces. Contained within the tenancy agreement, will be the exclusion zone and the restriction to not park within 3 miles of the development*'. Taking all of the above into consideration, highways have raised no objection to the proposals and consider the application accords with the provision of Policy AC3 of the Coventry Local Plan 2016 and appendix 5.