

Late Representations

Planning Committee 5th March 2026

Item
No. 6

Planning Ref: PL/2024/0002270/FULM

Site: Allesley Hotel Birmingham Road, Allesley, Coventry, CV5 9GT

Proposal: Demolition of the former Allesley Hotel and the construction of 55 residential dwellings, with access sought from Birmingham Road; and the erection of a double garage to the rear of No. 85 Birmingham Road; and associated works.

CONSULTATION:

A representation has been received by the Allesley and Coundon Wedge Conservation Society (ACWCS) stating the following:

- Allesley and Coundon Wedge Conservation Society, (ACWCS) is a voluntary body with some 300 households as members.
- The remit of ACWCS is to conserve and preserve, so the proposal to redevelop the former Allesley Hotel site has provoked a lot of debate within the ACWCS committee and a lot of 'listening' to local opinion. Not all of our members are in favour of the proposals but from feedback the vast majority are.
- The demise of the hotel is well documented, and its current status is a derelict site, an eyesore and a health and safety concern following numerous acts of vandalism and arson attacks.
- ACWCS still has reservations and concerns regarding increased traffic on the Birmingham Road.
- Avant Homes together with their architectural and planning consultants engaged with ACWCS from the outset allowing us to have an input into their overall planning.
- ACWCS has been particularly impressed with their sensitivity to ensuring that the front façade blended in with the 'village scene' and more importantly that this was acceptable to immediate neighbouring properties.
- Allesley House has a significant history, and we do not want this to be lost. Avant Homes has agreed to the provision and erection of a notice type board outlining its former structure and history.
- Two trees, acknowledging the two celebrated traditions of the Allesley Village community, ACWCS and the Allesley Festival, will be planted on site.
- The preservation of trees is very important to ACWCS but in this development, given they are not part of the street scene and given the much greater threats of the site being left to decay for more years, their partial removal is regarded as a favourable compromise. We have been assured by Avant Homes that numerous new trees will be strategically planted on site.

· In summary, ACWCS is 100% in favour of their proposals for redevelopment of the site and hope this committee vote in their favour and let us see a derelict site brought back into meaningful use.

HIGHWAYS

We have now received a Road Safety Audit, which is being considered by the Local Highway Authority.

Refuse vehicle tracking details have now been submitted and are acceptable.

S106 CONTRIBUTIONS

Given the number of dwellings had reduced from 60 to 55, all the S106 figures have now been amended accordingly. It has also been agreed that there will be an upper limit on the S106 contribution of £1,400,000 in order to make the scheme viable.

NHS Trust:

NHS trust has requested a contribution of **£64,295.14** which will go towards the gap in the funding created by each potential patient from this development within their first year of occupation.

NHS (ICB):

The contribution request would be for **£104,498.10** which would be used on local improvement works to deliver additional capacity in local primary care facilities to support the population from this development.

In the locality shows that there are several practices providing primary care medical services to the area. The practices have been identified where they are within a 1.5km radius of the location as shown below:

Name of Practice	Address
Allesley Park Medical Centre	Whitaker Road, Coventry CV5 9JE
Allesley Village Surgery	Birmingham Road, Allesley CV5 9BD

Streetscene & Greenspace:

Streetscene & Greenspace have considered the revised plans which have reduced the number of dwellings to 55 and the total contribution amounts to £178,963.20.

Calculations have been updated and the onsite greenspace deficit contribution has reduced to **£69,929.10**. Officers welcome the addition of a LAP on site. Whilst the greenspace team would prefer the LAP to be more centrally located, officers accept that the location proposed is practical and acceptable. The LAP would have to be designed in accordance with the latest Fields in Trust guidance. A LAP only has a catchment distance of 100m so not all properties within the development fall within catchment of the on-site LAP and as detailed in the previous response the development site is outside safe walking distance of existing play provision at Allesley Park. To offset this, we would request a revised play contribution of **£109,034.10**.

BNG:

The expected offsetting cost for this would be **£210,000**. There has been no change to this contribution.

Education:

The Education contribution below breaks down the education contribution in terms of total houses and on a per 2+bed dwelling basis. A total contribution of **£639,534.43** is required.

Provision Stage:	Number of Children generated:	Provision:	Contribution requested:
Early years/ Primary	23	Towards improving education facilities (which may include the purchase, improvement and expansion of land and buildings) at St Christopher, St John CE, Whoberley Hall, Allesley Hall, Allesley and/or other schools near the development the area.	£352,240.93
Secondary	12	Towards improving education facilities (which may include the purchase, improvement and expansion of land and buildings) at Coundon Court, Cardinal Newman, President Kennedy and/or other schools near the development the area	£236,131.20
Post 16	2	Towards improving education facilities (which may include the purchase, improvement and expansion of land and buildings) at Coundon Court, Cardinal Newman, President Kennedy and/or other schools near the development the area.	£51,162.30

Sporting Provision:

The proposal contains no indoor sporting provision nor any formal playing pitches. The population of the proposed development is estimated to be 132 no based on an average household occupancy rate of 2.4. This additional population will generate additional demand for sports facilities. If this demand is not adequately met then it may place additional pressure on existing sports facilities, thereby creating or exacerbating deficiencies in facility provision.

The Sports Facilities Calculator and Playing Pitch Calculators indicate that a population of 144 in this local authority area will generate a demand for:

- Pools: 1.55 sqm of pool space costing £27,682.20
- Sports Halls: 0.04 courts costing £23,752.80
- Artificial Grass Pitches: 0.09 grass pitches costing £5,057.10
- Playing Pitches: 0.09 grass pitches costing £8,646.30
- Pitch maintenance costing £1,820.70 per annum (based on a 10-year maintenance period £18,207 in total)
- Ancillary Facilities: contribution towards a two-team changing facility costing £23,485.50

The total sport provision contribution is **£106,830.90**.

Highways:

The Local Highway Authority have requested the following contributions:

- Mobility Credits – A contribution of £23,100
- West Midlands Cycle Hire Credits– A contribution of £2,200
- Bus Stops – A contribution of £15,000,
- Travel Plan Monitoring – A contribution of £6,800
- Public right of way improvements- A contribution of £48,778.23.

Total highways contribution is **£95,878.23**

CONDITIONS

	<p>Condition 34 relating to a scheme to improve Public Footpath 290 that connects from Birmingham Road to Winsford Avenue has been removed as this will now be covered within the S106 agreement.</p> <p>RECOMMENDATION</p> <p>Planning Committee are recommended to delegate the grant of planning permission to the Strategic Lead for Planning subject to a satisfactory Road Safety Audit and designers response being received, conditions and the completion of a S106 Legal Agreement to secure the contributions summarised in this report and for the Strategic Lead for Planning to agree any necessary amendments to the site layout, S106 Legal Agreement and Planning Conditions in consultation with the Chair.</p>
<p>Item No. 7</p>	<p>Planning Ref: PL/2025/0000037/FULM</p> <p>Site: 46 Algate Close, Coventry. CV6 4NB</p> <p>Proposal: Erection of 9no dwellings (Use Class C3) and associated works.</p> <p>NEIGHBOUR COMMENTS</p> <p>1 further neighbour response has been received but it did not raise any additional material planning considerations beyond those already considered.</p> <p>CONDITIONS</p> <p>Two conditions will be added to ensure that the internal road, that is not to be adopted, will be constructed and maintained to an adoptable standard.</p> <p><u>Additional Condition</u></p> <p>No development shall commence unless and until full engineering and construction details of the internal road have been submitted to and approved in writing by the Local Planning Authority. The internal road shall be provided in full accordance with the approved details prior to the first occupation of any of the dwelling(s) hereby proposed.</p> <p><u>Additional Condition</u></p> <p>No development shall commence unless and until details of the proposed arrangements for future management and maintenance of the proposed internal road within the development have been submitted to and approved by the local planning authority. The road shall be maintained in accordance with the approved management and maintenance details thereafter.</p>