

Late Representations

Planning Committee 5th October 2023

Item No. 6	<p>Planning Ref: PL/2023/0001042/FULM</p> <p>Site: Mills Forgings Ltd Charterhouse Road Coventry. CV1 2BJ</p> <p>Proposal: Demolition of existing buildings and erection of part 4 and part 6-storey building for purpose-built student accommodation comprising 130 rooms, with associated communal and external amenity space, landscaping and cycle parking.</p> <p>REPORT</p> <p>Although referred to in the 'Highway Considerations' section of the officer report (page 19) the contribution towards the Charterhouse Residents Parking Scheme has not been mentioned in the 'Developer Contributions' . For clarity, a contribution of £6000 will be secured to support the continuation of the existing Charterhouse Residents Parking Scheme in the area.</p> <p>CONDITIONS</p> <p>The following conditions have been updated (shown in bold): Condition 2: Drg No. A100 Rev 2 (basement), A102 Rev 3 (Ground), A103 Rev 3 (First), A104 Rev 3 (Second), A105 Rev 3 (third), A106 Rev 2 (fifth), A107 Rev 2 (sixth), A108 Rev 2 (Roof), A109 Rev 2, A110 Rev 4, A111 Rev 3, A112 Rev 5, A115 Rev 1, Fire Statement Form, PRP Remediation Method Statement Ref: 81629-04 B, PRP Flood Risk Assessment Ref: 81629-02 B & Foul And Storm Water Drainage Strategy Ref: 81629-03 B, Futures Ecology Biodiversity Impact Assessment (BIA) Report Reference Number: FE94/BIA01 August 2023 & Preliminary Ecological Appraisal Ref: FE94/PEA01 23rd May 2023, DAS Ref: R.21.40 Rev A, ENS Noise Impact Assessment dated 10/08/23 and Technical note dated 17/08/23, Atlas Transport Statement May 2023.</p> <p>Condition 6: The development hereby permitted shall not be occupied unless and until the communal car parking spaces to be provided have been completed and marked out in full accordance with the approved drawings and made available for use by the occupants and / or visitors to the dwellings and thereafter those spaces shall be retained for parking purposes at all times and shall not be removed or altered in any way.</p> <p>Condition 8: No works to the Charterhouse Road footway shall be carried out until full engineering details have been submitted to and approved in writing by the Local Planning Authority. Before the development hereby permitted is first occupied all redundant existing vehicular access points on Charterhouse Road shall have been permanently closed and the footway reinstated, and any associated footway works completed in full accordance with the details shown on the approved drawings and the approved engineering details.</p>
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Item
No. 10

Planning Ref: FUL/2022/2851

Site: Garage Block On East Side Next To 19 And 41 Thimbler Road Coventry.

Proposal: Erection of 2 no. detached bungalows with associated landscaping and parking, and erection of detached replacement garage following demolition of existing garages.

NEIGHBOUR RESPONSE(S)

One further objection has been received raising the following concerns:

- Lack of transparency and lack of clear guidance around the proposed plan, FUL/2022/2851.
- Compensation should be provided from the council in relation to potential damage to the shed and tree adjacent to the garage wall, which is slated for demolition.
- The proposed fence height of 1.8 meters is lower than the existing boundary wall height which compromises privacy and security.
- Concern about the intended use of the proposed property, and the possibility of them being rented out as House in Multiple Occupation (HMO) units for students.

In response to the additional concerns raised, damage or any potential damage to adjoining properties is regrettably a civil matter; 1.8m high boundary fencing is a standard size and will protect any overlooking. An article 4 direction is in place which has removed the permitted development rights which allows houses (C3) to be converted to a HMO (C4). Any such change of use would require formal planning permission.

REPORT

Under 'Key Facts - Parking Provision' (page 141 of the reports pack), states two spaces per unit. This is incorrect. The correct parking provision proposed is stated under 'Development Proposals' section, (page 142 of the reports pack). The parking provision is three spaces; two spaces for Plot 1 being a 2 bedroomed bungalow and one space for Plot 2 being a 1 bedroomed bungalow.