

Late Representations

Planning Committee 14 February 2019

| | |
|------------|--|
| Item No. 7 | <p>Application No. - FUL/2018/3452</p> <p>Description of Development - Change of Use of former public house to an 11 Bedroom House in Multiple Occupation (sui generis)</p> <p>Additional representations One further representation received from the Head-teacher at Longford Park Primary School, who has expressed the following concerns:</p> <ul style="list-style-type: none"> • The scheme is clearly not for family occupation and the proposed occupancy is unspecified. As a school, the safeguarding of our children is paramount and therefore proposed residency information is essential to ensure the safety of our children. • Multiple occupancy housing will naturally increase on street parking in the vicinity of the school and potentially make road safety more hazardous for our children. • Increased traffic flow on the direct pedestrian route of our children and families journeying to and from school will again present safety issues. <p>Additional supporting information The residential use and matters of highway/pedestrian safety are dealt with in the officer committee report. Given the concerns raised by local people around the type of residential occupation of the building the case officer has requested the applicant to provide further clarification, which has been summarised below:</p> <p><i>The office element of the scheme is to accommodate the site manager who will be responsible for the day-to-day running of the building, its maintenance and cleaning of the common parts. The development will be 100% market housing and our client's target tenant group are single, professional people, who are unable or do not wish to enter the home ownership market at this time. A large HMO is a sui generis use and benefits from no permitted development rights to change into any other type of use.</i></p> <p><i>The proposal will deliver high quality accommodation and a substantial investment on the part of the applicant, who will seek to protect the value of that investment by ensuring that the accommodation is made available only to those tenants who can be relied upon to respect and care for the housing provided and the amenity of their fellow residents, adjoining occupiers and neighbours further afield.</i></p> <p>The case officer would clarify further that, notwithstanding the applicant's intended target tenant group of single professionals, the planning system cannot control who moves into any open market residential property. The use of a property where residents' movements are controlled, such as a bail hostel, would fall within a different use class to an open market residential dwelling, apartment or HMO and could not therefore operate lawfully without further planning permission for a change of use.</p> |
| Item No. 8 | <p>Application No. - FUL/2018/2651</p> <p>Description of Development - Redevelopment of the existing car park to provide a new student accommodation building and associated amenities, a new multi-storey car park, landscaping enhancements, new pedestrian crossing and other public realm improvements.</p> <p>Site Address - Land off De Montfort Way</p> |

Consultation

Following the publication of the committee report a multi signature letter has been received containing 15 signatures. An additional 26 individual representations have been made on the following material planning grounds;

- a) The scale of the development is too large and out of keeping with the character of the area;
- b) Impact on residential amenity through;
 - i. Overshadowing of neighbouring dwellings
 - ii. Increased noise and disturbance
- c) Increase in drug use and antisocial behaviour
- d) Lack of public consultation
- e) Double bedrooms will lead to double the number of students.
- f) Principal of student accommodation is contrary to Policy R3 (The Network Of Centres) and also Policies H10 (Student Accommodation) and H11 (Homes in Multiple Occupation) of the Coventry Local Plan, 2016. Policy R3 acknowledges that a residential element in a major district centre will be encouraged. Purpose built student housing is referred to in a separate policy and is subject to different conditions.
- g) Negative impact on St. Joseph the Worker Church by reason of its overbearing scale.
- h) Highways concerns;
 - i. Negative impact on traffic in the area, which is already heavily congested;
 - ii. Negative impact on parking in the area. 67 student car parking spaces is below standard.
 - iii. Consultants methodology for parking calculations
 - iv. Cyclists. The addition of 240 cyclists would amplify dangers of cycle.
- i) The CGI images misrepresent the scale of development.

The following non-material planning considerations have been raised;

- j) Flats should be located within the university campus.

Appraisal

In terms of the additional objections, these will be addressed in turn below.

- a) This has been assessed in the officers' report (page 32 of report pack)
- b)
 - i. This has been assessed in the officer's report (page 33 of report pack)

It is not considered the development will cause additional noise and disturbance in excess of the existing use of the site, which is a Major district centre and used as a car park.

- i. The building itself will have adequate sound insulation, which will provide adequate protection from noise transference internally. Environmental Protection officers do not consider the development will result in a noise problem in conjunction with the adjacent crematorium use
- c) There is no evidence this scheme will lead to increased drug use. The scheme will be managed by a centre management team 24 hours a day, 7 days a week in accordance with the management plan, which is secured by condition 34.
- d) This has been addressed throughout the officer report (page 40 of the report pack).
- e) Condition 32 restricts the total number of students to 808, regardless of whether there are double room or not. This number cannot increase without a new planning application to vary the condition.

- f) Purpose built accommodation for students does count as residential accommodation to support the needs of those residing in or who wish to reside in Coventry. The Local Plan includes the provision of purpose built student accommodation towards meeting the overall housing need especially where it represents self-contained accommodation. This proposal includes a selection of self-contained units and cluster flats. In that respect it conforms to the principle of providing new homes within designated centres as suggested in Policy R3. It also provides the opportunity to add a form of residential accommodation within the Cannon Park Major District Centre which is in a highly sustainable location and close to the University of Warwick. The delivery of purpose built student accommodation in close proximity to the university campus also conforms to Policy H11 and helps meet the strategic policy aim of easing pressure on traditional family homes being converted to student accommodation.
- g) The scheme has been amended to reduce the impact on St. Joseph the Worker Church by removing a section of the building close to the church and re-aligning windows to avoid overlooking. In this instance it is considered the relationship of the building with the church is acceptable.
- h)
 - i. This has been assessed in the officer's report (page 34 of report pack)
 - ii. This has been assessed in the officer's report (page 34 of report pack)
 - iii. This has been assessed in the officer's report (page 34 of report pack). Highways officers are happy with the methodology and calculations which have been submitted with this application and are content the proposal is acceptable in terms of highway safety and parking provision.
 - iv. Highways officers are satisfied the cycle provision will not cause harm to highways safety in the vicinity of the site and the highway network.
- i) The applicant has provided a methodology of how the CGI images were produced. Officers are satisfied the CGI images provide a good visual indication of the scale of the development in relation to neighbouring properties and how the development could look once built out. It is not considered the CGI pose any misrepresentation of the development.

Additional/Amended Conditions

Slight change to wording of condition 28, which is related to sound insulation measures. The new condition now cites the relevant legislation. Environmental Protection officers have no objection to the amendment, and it does not change the requirements of the condition.

Current drafting:

28. Prior to the occupation of the student accommodation hereby permitted, evidence shall be submitted to and approved in writing by the Local planning Authority which demonstrates the sound insulation measures have been installed in the building and are capable of achieving the internal noise levels as per table 9.15 set out in the Noise Assessment by Adnitt acoustics 23/11/18 Ref. E18017/ENS/R1-B Revision B. The works shall be completed in full accordance with such approved details and thereafter shall not be removed or altered in any way.

Amended wording:

28. Prior to the occupation of the student accommodation hereby permitted, evidence shall be submitted to and approved in writing by the Local Planning Authority which demonstrates that sound insulation measures have been installed in the building such that the internal noise levels comply with the requirements of BS 8233:2014 as clarified by Figure 2 of the Professional Practice Guidance on Planning

| | |
|------------|--|
| | <p>and Noise (ProPG, May 2017). The works shall be completed in full accordance with such approved details and thereafter shall not be removed or altered in any way.</p> |
| Item No. 9 | <p>Application No. - OUT/2018/3447</p> <p>Description of Development - Outline application for the erection of two dwellings with garages (all matters except access and layout reserved)</p> <p>Site Address - Pickford House Cottage Pickford Green Lane</p> <p>Appraisal</p> <p>With reference to the non-material planning representation listed in the report which is in relation to the perception that a Councillor could have used their position to remove this site from the Green Belt. For clarification the site was removed from the Green Belt through the adoption of the Coventry Local Plan 2016. The Inspector recommended that Pickford Green Lane should be the definitive boundary to the Eastern Green SUE and the site was not removed from the Green Belt at the behest of an Elected Member.</p> |

