



Consultation on Planning Application

From Development Management

Date: 20/06/2019

Reference: FUL/2019/1032

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Conversion of a mixed use building to 24 one and two bed apartments, including 4 'live-work' apartments, erection of an additional storey of accommodation and associated parking.

At: 203-269 Foleshill Road Coventry CV1 4JZ

The application will be available to view online by holding down the control key and **clicking here** to view.

Or paste the link below into your internet browser

<http://planning.coventry.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=802243>

In line with established practice you are requested to respond with your comments, using the pro forma below, within 14 days of the date of this notice.

Any comments proposing pre-commencement conditions must be received within 14 days in order to allow for sufficient time to give notice to the applicant in accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

Please email complete pro forma response to planning@coventry.gov.uk

IN CASE THE MEMBER OF STAFF IS OUT OF THE OFFICE. THANK YOU

The Personal Data being provided to you via this link is being disclosed to enable you to fulfil your role as a member of the Council. Please remember that Personal Data should only be used in accordance with the requirements of the Data Protection Act 1998 and related regulations.

If you require any further information please contact the case officer:

Nigel Smith

Tel: **024 7697 2272**

Email: nigel.smith@Coventry.gov.uk

Date: 26th June 2019
Comments from: Housing & Policy Services
Re: FUL/2019/1032

No Comments	
No Objection	X
No Objection Subject to Conditions	
Objection	
Further information Requested	

Comments
<p>The proposal is for fewer than 25 units and, therefore, does not come within the terms of Policy H6 of the Local Plan. However, there are more than 10 units, so, it does come within the terms of paragraph 64 of the National Planning Policy Framework. This requires that sites with over ten units should deliver 10% affordable home ownership. Affordable home ownership means properties offered for sale at a discount to people who could not otherwise afford to buy a property. Acceptable tenures include Shared Ownership using a Registered Provider (RP), Discount Market Sale (25% discount on Open Market Value - OMV) or Shared Equity with an equity loan amounting to 25% of the OMV.</p> <p>As there are 24 Units 10% is equal to 2.4 units, which should be rounded up to 3 units. The developer can offer the Discount Market Sale and Shared Equity units directly, but Shared Ownership units should be sold at a discount to an RP so that the Homes England model lease can be used.</p> <p>Registered Providers active in the City are:</p> <ol style="list-style-type: none"> 1. Whitefriars 2. Orbit 3. Midland Heart 4. Optivo <p>The Council would be prepared to consider other RPs if the developer is unable to conclude a deal with one of the above. However, we would expect evidence that contact had been made and the RPs had declined to submit an offer.</p>
Further information (if any)
Amendments Recommended (if any)
Conditions Recommended (if any)

Manager sign off
Please email response to planning@coventry.gov.uk