

Mr Richard Sykes  
Sykes Planning Ltd  
Lower Farm The Common  
Corley Moor  
COVENTRY  
CV7 8AR

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**TOWN & COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015**

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Application No. : **FUL/2019/0618**  
Registered on : **04/04/2019**

Applicant : **Apple Property Group Ltd**

Re Site at : **18-24 Lower Holyhead Road**

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Description of Development: Change of use of existing HMO student accommodation to 38 self-contained student flats with shared communal facilities, and erection of single storey outbuilding to rear.

Delegated Decision on 04/07/2019

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Coventry City Council as Local Planning Authority **GRANT** permission for the development proposed in your application, subject to the following condition(s):-

**CONDITIONS**

1. The development hereby permitted shall begin no later than three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved documents: Drg No.1901.01; 02; 03; 04; 41; 42; 43.

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3. No facing and roofing materials shall be used other than materials similar in appearance to those used in the construction of the exterior of the existing building.
4. Any gas boilers installed on site shall have a dry NOx emission rate of no more than 40mg/kWh.
5. Notwithstanding the details shown on the approved plans, the development hereby approved shall not be occupied unless and until details of the cycle parking and bin storage facilities have been submitted to and approved in writing by the local planning authority and once occupied these facilities shall be maintained in accordance with the approved details and kept available for use at all times. All bins which serve the development within the red line site area must be stored within the approved bin storage area and not positioned on the public highway or in the open, unless on bin collection days.
6. The development hereby permitted shall not be occupied other than as student accommodation. Other than staff associated with the management, maintenance and security of the development, no person other than a full-time student attending the Coventry University or The University of Warwick (or such other higher/further educational establishment as may be approved by the local planning authority) shall occupy any part of the development at any time. At no time shall more than 38 students occupy the development. The owner, landlord or authority in control of the development shall keep an up to date register of the name of each person in occupation of the development together with course(s) attended and shall make the register available for inspection by the local planning authority on demand at all reasonable times.
7. Notwithstanding the approved plans, no development shall commence in relation to the outbuilding unless and until a front elevational plan at a recognised architectural scale has been submitted to and approved in writing by the local planning authority. The outbuilding shall thereafter only be constructed in full accordance with those approved details.

## REASONS FOR CONDITIONS

1. To comply with Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016.
4. To mitigate the impacts of development on air quality in accordance with Policy EM7 of the Coventry Local Plan 2016.
5. In the interests of the visual amenities of the development and in the interests of encouraging the use of alternative modes of transport with the aim

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of creating a more sustainable city in accordance with Policies DE1, DS3 and AC4 of the Coventry Local Plan 2016.

6. Without such occupancy restrictions the scheme would trigger the need for affordable housing and NHS contributions that would need to be secured via a legal agreement in accordance with Policies IM1, H9 and H10 of the Coventry Local Plan 2016.

7. To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016.

In determining the application Coventry City Council have made the decision in a positive way to foster the delivery of sustainable development, working proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. The decision has been taken having regard to the impact of the development, and in particular to the policies and proposals in the adopted Coventry Local Plan 2016 set out below, and to all relevant material considerations, including the National Planning Policy Framework, and Supplementary Planning Guidance.

The City Council have worked in a seamless and timely manner to undertake the necessary liaison and negotiation with the applicant, third parties and statutory consultees (at the application and pre-application stages) to look for solutions which seek only high quality sustainable development.

Policy AC1: Accessible Transport Network

Policy AC4: Walking and Cycling

Policy DE1: Ensuring High Quality Design

Policy DS3: Sustainable Development Policy

Policy EM5: Sustainable Drainage Systems (SuDS)

Policy EM7: Air Quality

Policy GE3: Biodiversity, Geological, Landscape and Archaeological-Conservation

Policy H10: Student Accommodation

Policy H3: Provision of New Housing

Policy H5: Managing Existing Housing Stock

Policy H6: Affordable Housing

Policy H9: Residential Density

Policy HE2: Conservation and Heritage Assets

Policy IM1: Developer Contributions for Infrastructure

SPG: Delivering a More Sustainable City (January 2009))

SPG: Design Guidance for New Residential Development

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## INFORMATIVES

You are advised that if your proposal involves works covered by the Party Walls etc Act 1996. You are recommended to seek independent advice. Booklets are available from the Planning Advisory Desk & HMSO. Please be aware that if any part of the development (such as foundations, guttering, windows, ventilation systems or pipes etc.) overhangs or encroaches onto land or buildings outside of your ownership; or involves works and / or access to land or buildings outside of your ownership; you will need the owner's permission before undertaking any development. The granting of planning permission does not override or authorise the breach of any private ownership rights; and any development undertaken without the consent of the landowner and in breach of any private ownership rights could give rise to civil proceedings brought by the owners of those rights.

West Midland's Police advise that the development should meet with the design specifications and physical security measures that are outlined in SBD design guides for New Homes 2019. This information can be found at:  
[https://www.securedbydesign.com/images/downloads/HOMES\\_BROCHURE\\_2019.pdf](https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019.pdf)

- **Protected Species**

A number of European Protected Species are found in Coventry. Please be aware that any development may have implications and / or adverse impact on species and habitats which are protected by the Wildlife & Countryside Act 1981; the Habitat Regulations 1994; the Conservation of Habitats & Species Regulations 2010 and by other European Legislation. The permission given by this notice does not override the protection afforded to these species and their habitats. Please be aware that it is the developers / landowners / contractors responsibility to ensure that any work being carried out will not harm any protected species. For more information on protected species please visit <http://www.naturalengland.gov.uk>.

If evidence of protected species is found, work should stop immediately while Natural England (01453 764450) is contacted for advice on the best way to proceed. If any conditions concerning protected species are attached to this decision you are advised to contact the Planning Department at Coventry City Council on [ecology@coventry.gov.uk](mailto:ecology@coventry.gov.uk) before commencing development or submitting any necessary discharge of conditions applications.

- **This is not an approval under the Building Regulations.**

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This permission is given under the Town And Country Planning (Development Management Procedure) (England) Order 2010 (as amended) and is subject to due compliance with the Building Regulations, local Acts and Regulations and with all other relevant statutory provisions in force in Coventry and nothing herein contained is to be regarded as dispensing with such compliance beyond the extent herein specified. This permission does not modify or affect any personal or restrictive covenant applying to the land or any right of any person entitled to the benefit thereof.

- **Appeal Rights: -**

If you are aggrieved by the decision of the City Council to grant permission for the proposed development subject to conditions, you can appeal to the Department of Communities and Local Government under Section 78(1) of the Town and Country Planning Act 1990 (as amended). An appeal must be made within **six** months of the date of this notice or **12 weeks** for a minor commercial application.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

If permission to develop land is granted subject to conditions, whether by the City Council or an appeal by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by

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the carrying out of any development which has been or may be permitted. In these circumstances, the owner may serve a purchase notice on the City Council requiring the Council to purchase the interest held in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a referral of the application to the Secretary of State. The circumstances in which such compensation is payable are set out in Section 114 & 120 and related provisions of the Town and Country Planning Act 1990.

If any part of the development for which planning permission is hereby granted affects the means of access to a building then your attention is drawn to Section 46 of the West Midlands County Council Act 1980 under which the Council must reject plans deposited in accordance with building regulations unless those plans show:

- a) That there will be adequate means of access for the fire brigade to the building, or as the case may be, to the building as extended;

and

- b) That the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

• **FURTHER APPROVALS**

If one or more of the conditions listed in this decision notice require you to submit further information to the City Council for approval then in **all** instances those details are to be submitted to: -

Development Management,  
Coventry City Council  
PO Box 15  
Council House  
Coventry  
CV1 5RR

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The receipt of such details will be acknowledged and a further decision notice will be issued following full consideration of these additional matters.

- **MINING INFORMATIVE**

The proposed development lies within a coal mining area (either an area of old workings or active and future workings, or an area of proved coal resources) and therefore could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation

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boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.

Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety, the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com).

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