



Consultation on Planning Application

From Development Management

Date: 04/03/2021

Reference: FUL/2020/2817

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Erection of 15 apartments as an additional floor on an existing mixed use building (revised application)

At: Quinton Parade Coventry CV3 5HW

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=812558>

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:

Shamim Chowdhury

Tel: **(024) 7697 6838**

Email: shamim.chowdhury@coventry.gov.uk

Date: 22/03/2021

Comments from: Streetscene And Greenspace [Parks] D.Lewis

Re: FUL/2020/2817

Name of officer responding:

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

Comments

The proposed development is to take place in Cheylesmore Ward.

The existing provision of Formal green space in Cheylesmore Ward (in terms of hectares per 1000 population) is **0.17** The local standard of Formal Green Space (ha /1000) is **0.84**.

The existing provision of Informal green space within Westwood Ward (in terms of hectares per 1000 population) is **3.93**. The local standard of Informal Green Space (ha / 1000) is **2.1**.

The proposed development will provide **15** new dwellings. Each dwelling is assumed to house an average of 2.41 people. The population of the development is therefore assumed to be approximately **36**.

The Minimum Size Threshold (in hectares) for new developments to include green space is **0.4** ha. Using the standards recommended by the Fields in Trust, the new residents will require a minimum of **0.03** ha of Formal Green Space and **0.08** ha of Informal Green Space.

When there is a shortfall of green space within the ward, the developer will be obliged to provide appropriate green space within the development or to provide funding for improvements to existing green space within the vicinity of the development.

Cheylesmore Ward has an under-provision of Formal green space totalling **11.89** ha. The proposed development will add a need for **0.03** ha of Formal green space within the ward. There is consequently a need for the developer to potentially provide more Formal Green Space within the development, or to fund improvements to existing open space outside of the development.

Cheylesmore Ward has an over-provision of Informal Green Space totalling **32.72** ha. Therefore, there is no need for the developer to provide Informal Green Space within the development but there will be a requirement to fund improvements to existing Informal open space outside of the development.

In summary, due to the size of the development, the developer will not be required to provide additional open space within the scheme, but will be required to provide funding to the local authority through a S106 agreement to improve the existing provision of Green Space in the vicinity of the development – Quinton Park and Pool.

Further information (if any)

Amendments Recommended (if any)

Conditions Recommended (if any)

S106 contribution:

The developer is to provide funding to the local authority through a S106 agreement to a value of:
£23,562

Manager sign off

Please email response to planning@coventry.gov.uk

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