

Supplementary Report
Planning and Development Board
31 October 2022

(6/h) Application No: PAP/2022/0353

Heath House, 27 Birmingham Road, Whitacre Heath, B46 2ET

Change of use from C3 Dwellinghouse to 'Sui Generis' (House in multiple occupation) for 9 single occupancy units, for

Mr I Watts

Introduction

This application appears on the agenda of the Board meeting for the 31 October.

Following publication of the agenda, officers received an amended car parking plan. This is a material change in the circumstances affecting the case and thus this Supplementary Report has been prepared.

Members are also referred to the published report in respect of all other matters.

Background

Members will have seen from the published report that there was an issue with car parking provision on site. The plan reported to the Board in that report showed 7 spaces – five for the HMO and two for the house at number 29. In light of concerns expressed by the Highway Authority and the content of Local Plan Policy LP34, the officer recommendation to the Board was that the applicant be invited to consider the provision of additional space on site.

Amended Plan

On-going exchanges with the Highway Authority led to the submission of an amended plan showing eleven spaces – nine for the HMO and two for number 29. This is attached at Appendix A.

Consultations

The Warwickshire County Council as Highway Authority was reconsulted and it now has no objection subject to conditions.

Representations

The amended plan has also been referred to those who submitted representations on the original scheme including the Parish Council.

At the time of preparing this report, one representation had been received maintaining objections based on:

- There is not enough room for the extra spaces and so cars will still park on the road
- The trees here are protected and could be damaged
- There is only the one access
- Noise issues have still not been addressed

Any further comments received will be reported verbally to the Board.

Observations

The amended plan and the withdrawal of the Highway objection is a material change in circumstance.

The conclusion from the published report indicated that the parking issue was the substantive outstanding matter. As such, the recommendation was to invite the applicant to consider additional spaces on site, particularly as there appeared to be space available. This has now been resolved as far as the Highway Authority is concerned.

The Copper Beech tree at the front is protected by an Order confirmed in 1978 , but suitable surfacing can be conditioned.

In light of this, officers are able to change the recommendation to the Board

Updated Recommendation

That, provided no new matters are raised as a consequence of re-consultation on the amended plan that cannot be dealt with by conditions, planning permission be granted subject to the following conditions:

- i) Standard three year condition
- ii) Standard Plan Numbers condition – plan numbers 1745/01 and 02 received on 5/7/22 and plan number 22130/01/A received on 18/10/22
- iii) The development hereby approved shall not be brought into use until details of the surface treatment for the car parking spaces has first been agreed in writing by the Local Planning Authority. Only the approved treatment shall then be implemented on site.
Reason: In the interests of not risking the health of protected trees
- iv) The development hereby approved shall not be brought into use until the whole of the parking and turning facilities as shown on the approved plan have been laid out and made available to the written satisfaction of the Local Planning Authority. These spaces shall be maintained for this purpose at all times.
Reason: In the interests of highway safety
- v) The development hereby approved shall not be brought into use until pedestrian visibility splays measuring 2.4 by 2.4 metres have been provided on either side of the vehicular access to the site. These splays shall be left unobstructed at all times.
Reason: In the interests of highway safety

NORTH WARWICKSHIRE
BOROUGH COUNCIL

RECEIVED


19/10/2022


PLANNING & DEVELOPMENT
DIVISION

NOTES:
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Based on Block Plan 1745/110 provided by Space M Studio 30th September 2022.

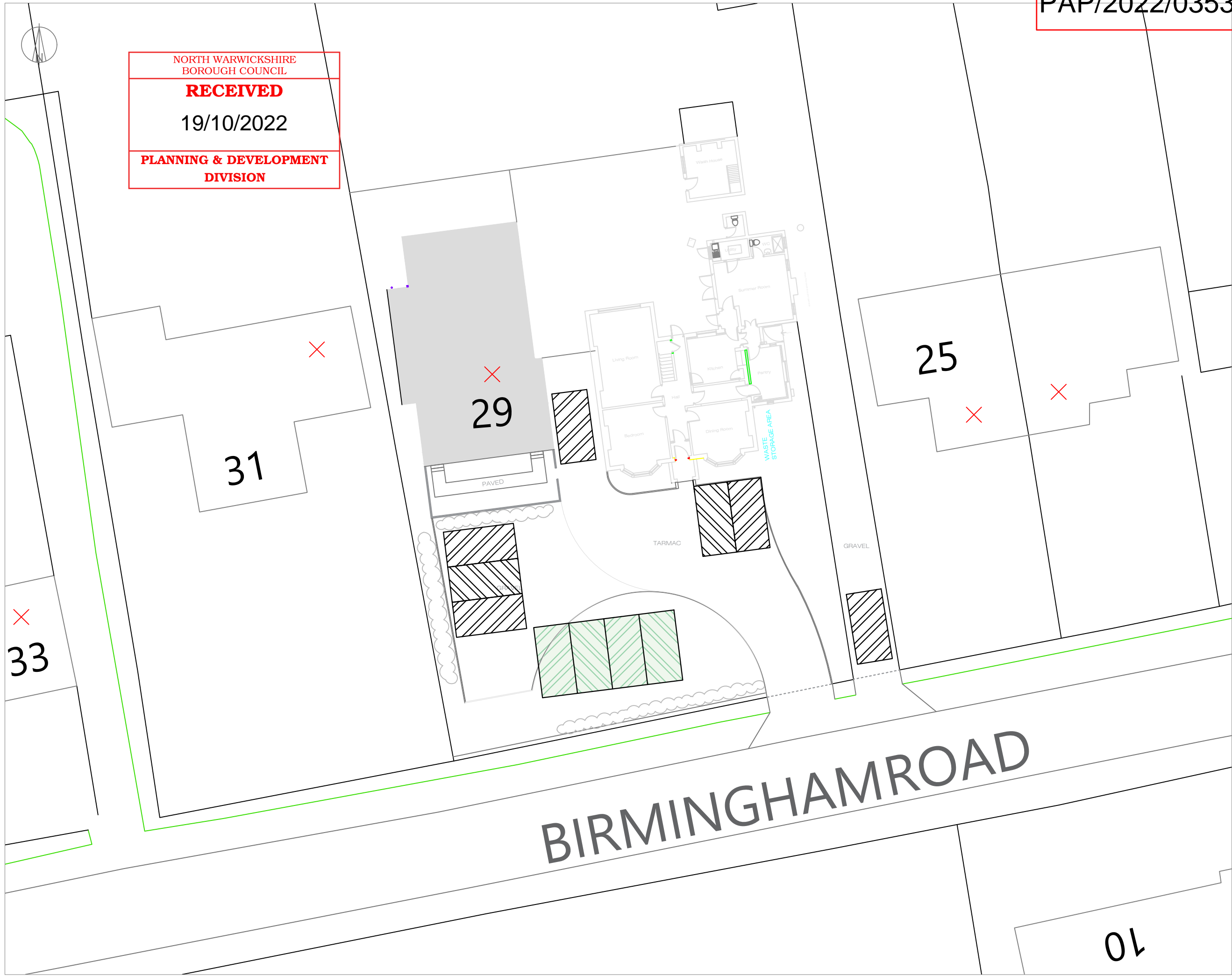
KEY:

Existing car parking spaces 

Proposed car parking spaces 

Parking spaces under tree to be constructed with cellweb-type system, gravel filled, under an Arboricultural watching brief.

A	Annotations added	FB	18.10.22
A	Updated to show 9 HMO car spaces	FB	17.10.22
ISSUE	REASON FOR REVISION	BY	DATE



PROJECT:
HEATH HOUSE
27 BIRMINGHAM ROAD

CLIENT:
SPACE M STUDIO

PROJECT REF:	DRAWING NUMBER:	SCALE (AT A3):
22130	01	1:250

SHEET NUMBER:
SHEET NUMBER 1 OF 1



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TITLE:
PROPOSED CAR PARKING
ARRANGEMENT

DATE:	DRAWN BY:	CHECKED:
30.09.2022	FB	DC