Coventry City Council

Agenda

Planning Committee

Time and Date
2.00 pm on Thursday, 11th September, 2025

Place
Committee Room 3 - Council House

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1. **Apologies for Absence**

2. **Declarations of Interest**

3. **Members Declarations of Contact on Planning Applications**

   Members are reminded that contacts about any planning applications on this agenda must, unless reported to this meeting by the Strategic Lead for Planning, be declared before the application is considered.

4. **Minutes of the meeting held on 31 July 2025** (Pages 3 - 8)

5. **Late Representations**

   To be circulated at the meeting.

6. **Application PL/2024/0002053/RESM - Land off Old Farm Lane** (Pages 9 - 40)

   Report of the Strategic Lead for Planning

7. **Application PL/2025/0001369/FUL - 48 Dawlish Drive** (Pages 41 - 54)

   Report of the Strategic Lead for Planning

8. **Application PL/2025/0001249/PAEC - Grass Verge, Beake Avenue** (Pages 55 - 68)

   Report of the Strategic Lead for Planning

9. **Application PL/2025/0000917/FUL - 249 Green Lane** (Pages 69 - 84)

   Report of the Strategic Lead for Planning

10. **Application PL/2025/0000931/FUL - Land at Walsgrave Club, Woodway Lane** (Pages 85 - 94)

    Report of the Strategic Lead for Planning

11. **Outstanding Issues**

There are no outstanding issues.

12. **Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved**

Julie Newman, Director of Law and Governance, Council House, Coventry

Wednesday, 3 September 2025

Note: The person to contact about the agenda and documents for this meeting is Carolyn Sinclair / Tom Robinson carolyn.sinclair@coventry.gov.uk / tom.robinson@coventry.gov.uk

Membership: Councillors N Akhtar (By Invitation), P Akhtar, R Bailey, L Harvard (Chair), T Jandu, R Lakha, G Lloyd, K Maton (Deputy Chair), J McNicholas and M Mutton

Carolyn Sinclair / Tom Robinson
carolyn.sinclair@coventry.gov.uk / tom.robinson@coventry.gov.uk

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 31 July 2025

Present:

Members:	Councillor L Harvard (Chair) Councillor P Akhtar Councillor R Bailey Councillor T Jandu Councillor R Lakha Councillor G Lewis Councillor G Lloyd Councillor J McNicholas
Other Members:	Councillor N Akhtar (Cabinet Member for Housing and Communities)
Employees (by Service Area):	
Planning and Regulation	R Back, T Cox, R Edgington, G Goodman, A Lynch, O Williams
Highways and Transport	L Albrighton, N Benison, B Malin
Law and Governance	O Aremu, T Robinson, C Sinclair
Apologies:	Councillor K Maton

Public Business

11. **Declarations of Interest**

Councillor G Lewis declared an interest in the item referred to in Minute 17, below (PL/2025/0000722/FULM - Mercia Business Village, Torwood Close) as she was pre-determined following contacts with residents.

Councillor G Lloyd declared an interest in the item referred to in Minute 18, below (PL/2024/0001921/RVC - Land Off Abbotts Lane And Upper Hill Street) as he was pre-determined by his previous decision.

12. **Members Declarations of Contact on Planning Applications**

The Members named declared contacts on the following application as indicated:

Item	Application No/Site	Councillor	From
20	**PL/2025/0000689/PAEC -** Corpus Christi Church, Langbank Avenue	R Lakha	Objectors

13. **Minutes of Previous Meeting held on 29 May 2025**

The Minutes of the meeting held on 29 May 2025 were agreed and signed as a true record.

14. **Late Representations**

The Committee noted a tabled report which summarised late representations and responses on the following:

Application	Site	Minute
PL/2025/0000864/FUL	School House, Briton Road	15
PL/2025/0000722/FULM	Mercia Business Village, Torwood Close	17
PL/2024/0001921/RVC	Land Off Abbotts Lane And Upper Hill Street	18
PL/2025/0000689/PAEC	Corpus Christi Church, Langbank Avenue	20

15. **Application PL/2025/0000864/FUL - School House, Briton Road**

The Committee considered a report of the Strategic Lead for Planning for Change of use from residential dwelling (Use Class C3) to children's nursery (Use Class E(f)), which was recommended for approval.

The Late Representation document provided an update on consultee responses from environmental protection and highways, the applicant's response including an amended proposed site plan and confirmation of school opening times, management arrangements for the site, and 2 additional conditions.

The Committee considered a petition objecting to the application bearing 32 signatures sponsored by Councillor K Caan; an Upper Stoke Ward Councillor. Councillor Caan and the petition spokesperson spoke in respect of the petition and their objections to the application. The applicant spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2025/0000864/FUL subject to conditions including the additional conditions as set out in the Late Representation document.

16. **Application PL/2025/0000251/FUL - Dental Surgery, 92 Leamington Road**

The Committee considered a report of the Strategic Lead for Planning for a two-storey side extension, new entrance door and access ramp, which was recommended for approval.

Two registered speakers, one of which was supported by Councillor K Sandhu – an Earlsdon Ward Councillor - spoke in respect of their objections to the proposal. The applicant's representative spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2025/0000251/FUL subject to conditions.

17. **Application PL/2025/0000722/FULM - Mercia Business Village, Torwood Close**

The Committee considered a report of the Strategic Lead for Planning for the demolition of existing buildings and erection of purpose-built student accommodation (1,006 units) with access, car parking, landscaping and amenity space, plant, cycle storage and associated works, which was recommended for approval.

The Late Representation document provided further representations from Councillor J Blundell and another third party, additional information submitted by the applicants with regards to trees and ecology, and the amendment of the bat survey condition by the Council's ecologist.

One registered speaker spoke at the meeting, and another sent a statement in respect of their objections to the application. The agent attended the meeting and spoke in support of the application.

RESOLVED that the grant of planning permission be delegated to the Strategic Lead for Planning subject to conditions; including the amended conditions (17 and 18) as set out in the Late Representation document; and the completion of a s106 Legal Agreement to secure the contributions summarised in this report and for the Strategic Lead for Planning to agree any necessary amendments to the s106 Legal Agreement and Planning Conditions in consultation with the Chair.

18. **Application PL/2024/0001921/RVC - Land Off Abbotts Lane And Upper Hill Street**

The Committee considered a report of the Strategic Lead for Planning for Full planning application of 212 dwellings (Class C3) served via access from Abbotts Lane and Upper Hill Street; strategic landscaping and earthworks; temporary car parking; surface water drainage and all other ancillary and enabling works. Outline planning application for new residential development up to 478 units (Class C3); ancillary Class E development of up to 950 sqm of floorspace; strategic landscaping and earthworks; surface water drainage; and all other ancillary infrastructure and enabling site works with means of access to be taken from the connections from Abbotts Lane and Upper Hill Street (part of the full application) for consideration; all other matters (layout, appearance, scale, and landscaping) reserved for subsequent approval. (Variation of condition No. 5 (approved drawings) imposed on planning permission reference OUT/2021/3576 granted on 16/10/2023). It was recommended for approval.

The Late Representation document summarised the previous reasons for refusal of the outline application (OUT/2021/3576) and provided additional supporting information including a road safety audit for the egress out onto Upper Hill Street.

Two registered speakers sent statements in respect of their objections to the proposal. The agent attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2024/0001921/RVC subject to conditions.

19. **Application PL/2025/0000263/OUTM - Wisteria Lodge, Earlsdon Avenue South**

The Committee considered a report of the Strategic Lead for Planning for outline application with all matters reserved except for access for: redevelopment of land to form C2 or C3 accommodation - residential care home or independent/assisted living flats of the over 55`s; comprising of up to 24no. units up to a maximum of 3 storey, along with associated resident and staff facilities, private and shared amenity space and parking, which was recommended for approval.

Three registered speakers spoke in respect of their objections to the proposal. A representative on behalf of the applicant attended and spoke in support of the application.

RESOLVED that the grant of planning permission for Application PL/2025/0000263/OUTM be delegated to the Strategic Lead for Planning subject to conditions and the completion of a s106 Legal Agreement to secure the contributions summarised in this report and for the Strategic Lead for Planning to agree any necessary amendments to the s106 Legal Agreement and Planning Conditions in consultation with the Chair.

20. **Application PL/2025/0000689/PAEC - Corpus Christi Church, Langbank Avenue**

The Committee considered a report of the Strategic Lead for Planning for Erection of: 22.5m lattice mast with headframe (galvanised grey steel), 12No. antennas (RAL7035 grey), 4No. dishes (2No. 300mm; 2No 600mm) (RAL7035 grey) and 7No. cabinets (RAL7035 grey) and ancillary development, which was recommended for approval.

The Late Representation document provided the applicant's response to a question regarding the removal of any equipment the mast would replace, 2 additional responses from neighbours, and further explanation of how the proposal complied with Policy DE1 and C2 of the Coventry Local Plan 2017.

Two registered speakers sent a statement in respect of their objections to the proposal. The agent attended the meeting and spoke in support in support of the application.

RESOLVED that prior approval be granted in respect of Application PL/2025/0000689/PAEC subject to conditions.

21. **Outstanding Issues**

There were no outstanding issues.

22. **Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved**

There were no other items of public business.

(Meeting closed at 6.50 pm)

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Planning Committee Report	
Planning Ref:	PL/2024/0002053/RESM
Site:	Land Off Old Farm Lane, A444 Land at Wilsons Lane, CV6 6HN
Ward:	Longford
Proposal:	Application for approval of Reserved Matters including appearance, layout, scale and landscaping; for the erection of 73 dwellings and associated works (pursuant to outline permission APP/U4610/W/23/3319687 (OUT/2020/1505) granted on 15/09/2023
Case Officer:	Ayesha Saleem

SUMMARY

The application that has been submitted is for reserved matters for appearance, layout, scale and landscaping to be considered for the residential site, which is for the erection of 73 dwellings. The outline application reference OUT/2020/1505 for the demolition of existing buildings and the erection of up to 73 dwellings and up to 55,750 sqm of employment/commercial floor space (comprising of 50,000 sqm of B8 use (including 2,500 sqm ancillary E(g)(i) office) and 5,750 sqm of B2/B8/E(g)(iii) uses (including 300 sqm ancillary E(g)(i) office)), complete with access, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25) with all matters reserved except for access was granted at appeal (APP/U4610/W/23/3319687) on15/09/2023.

This is a cross-boundary application. The access route to the proposed new housing (all of which is within NBBC area) will utilise public highway known as Old Farm Lane, which is the only part of the site which lies within Coventry's administrative area. As such we can only consider the matters which fall within Coventry's administrative area and in this case it is the access. The reserved matters of appearance, layout, scale and landscaping, unless they fall within our land, are matters wholly for consideration by Nuneaton and Bedworth Borough Council.

KEY FACTS

Reason for report to committee:	The application has been referred to planning committee at the request of a Ward Councillor.
Current use of site:	Primarily pastoral/ grassland
Proposed use of site:	Residential
Proposed no of units	73 dwellings

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: AC1, AC2, AC3, AC4, GE3 and GE4 of the Coventry Local Plan 2017, together with the aims of the NPPF.

SITE DESCRIPTION

The proposed residential site is triangular in plan and is approximately 3.34 hectares. The application site is bounded by the A444 Jimmy Hill Way to the west and the B4113 Pickards Way to the north. Wilson's Lane is a residential street, and rear gardens bound the eastern edge of the application site, including the contemporary housing development off Old Farm Lane, which is set behind properties fronting Wilsons Lane and will provide access for the proposed residential element of the scheme. To the west is the Gallagher Business Park and Silverstone Drive comprising of industrial and commercial units and the Bassford Bridge Meadows Local Wildlife Site (LWS). The River Sowe also runs to the southwest - west edge of the site.

The site is mainly pastoral, and grass land currently accessed from Wilson's Lane. There are a cluster of farm buildings to the northeast, which are proposed to be demolished as part of the outline scheme. The northern part of the site is constrained by overhead National Grid powerlines and pylons and a Severn Trent Water easement. There are two existing public rights of way across the site, defined as B23 and B25.

Wilson's Lane/Old Farm Lane public highway will also be used as access to the residential element of the scheme, although the residential development sits exclusively within NBBC's administrative area.

APPLICATION PROPOSAL

The proposed layout comprises 73 dwellings, including 25% affordable (18 dwellings) in a range of sizes and types.

The proposed dwelling sizes are proposed to be predominantly two-storey dwellings, similar to existing dwellings situated on Old Farm Lane and Wilsons Lane. There are a few 2.5-storey dwellings in key locations and some single-storey garages. To protect the amenity and privacy of existing properties overlooking the development the proposed dwellings have been set back from the boundaries of the site. New dwellings are located a minimum of 20m away from the back of existing dwellings along Wilsons Lane.

Each dwelling within the proposal benefits from off street parking provision. The layout shows a mixture of frontage parking, and side parking, the latter leading to single garages. 13 visitor parking have been provided, one with EV charging.

Residential properties will be accessed via Old Farm Lane, which connects to Wilsons Lane, as approved at outline stage. A pedestrian access to the residential element is also proposed via Wilsons Lane through Old Farm Lane. Additional pedestrian/cycle links are proposed to link to the properties off Rowley's Green Lane in the south and the employment site off Silverstone Drive to the west. These proposed links also connect to the existing PROW. Pedestrian links will also be created to the proposed employment area to the north of the site.

1.3ha of Public Open Space will be provided within the proposals. A local play area, covering a minimum activity zone of 100m², will be located in the southern part of the development, with a 30m buffer from the nearest property with a dwelling. The play area connects to the footpath along the western boundary which forms part of a circular route which traverses the site.

PLANNING HISTORY

Coventry City Council Planning Applications:

- OUT/2020/1505- Outline application for the demolition of existing buildings and the erection of up to 73 dwellings and up to 55,750 sqm of employment/commercial floor space (comprising of 50,000 sqm of B8 use (including 2,500 sqm ancillary E(g)(i) office) and 5,750 sqm of B2/B8/E(g)(iii) uses (including 300 sqm ancillary E(g)(i) office)), complete with access, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25) with all matters reserved except for access- Granted on Appeal (APP/U4610/W/23/3319687) 15/09/2023

Residential:

- PL/2024/0002057/DCA- Submission of details to discharge condition No. 5 (Construction Management Plan); imposed on planning permission reference APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 73 dwellings and associated works- Awaiting Determination
- PL/2024/0002058/DCA- Submission of details to discharge condition Nos. 6 (Construction Ecological Management Plan), 7 (Biodiversity Enhancement and Management Plan), 8 (Arboricultural Method Statement), 26(Landscape and Ecology Management Plan) and 35 (Width and material of the proposed footpaths and cycle routes); imposed on planning permission reference APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 73 dwellings and associated works- Awaiting Determination
- PL/2024/0002059/DCA- Submission of details to discharge condition Nos 22 (EV charging points), 27 (Materials) and 40 (Boundary treatment & access details) of the CCC permission APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 73 dwellings and associated works- Awaiting Determination
- PL/2024/0002060/DCA- Submission of details to discharge condition Nos 10 (Construction Environmental Management Plan), 11 (Detailed surface water drainage scheme), 12 (Site Levels), 16 (Long-term inspection and maintenance plan), 28 (Attenuation) of the CCC permission APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 73 dwellings and associated works- Awaiting Determination

Employment:

- PL/2024/0002056/RESM- Approval of reserved matters including appearance, layout, scale, siting and landscaping; for the erection of 55,750 sqm of employment/commercial floor space, diversion of a Public Right of Way and associated works (pursuant to outline permission APP/ U4610/W/23/3319687 (OUT/2020/1505) granted on 15/09/2023- Granted 17/04/2025
- PL/2024/0002062/DCA- Submission of details to discharge condition Nos 6 (Construction Ecological Management Plan), 7 (Biodiversity Enhancement and Management Plan), 8 (Arboricultural Method Statement), 26 (Landscape and Ecology Management Plan and habitat establishment plan) of the CCC permission APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 55,750 sqm of employment/commercial floor space, diversion of a Public Right of Way and associated works- Granted- 05/03/2025
- PL/2024/0002063/DCA- Submission of details to discharge condition Nos 10 (Construction Environmental Management Plan), 11 (Surface Water Drainage

Scheme), 12 (Site levels), 28 (Attenuation) of the CCC permission APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 55,750 sqm of employment/commercial floor space, diversion of a Public Right of Way and associated works- Awaiting Determination

- PL/2025/0000547/DCA- Submission of details to discharge condition No. 5 (CMP); imposed on the CCC permission APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 55,750 sqm of employment/commercial floor space, diversion of a Public Right of Way and associated works- Granted 03/07/2025

Nuneaton & Bedworth Borough Council Planning Applications:

- Ref:037237 - Outline application for the demolition of existing buildings and the erection of up to 73 dwellings and up to 55,750 sqm of employment/commercial floor space (comprising of 50,000 sqm of B8 use (including 2,500 sqm ancillary E(g)(i) office) and 5,750 sqm of B2/B8/E(g)(iii) uses (including 300 sqm ancillary E(g)(i) office)), complete with access, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25) with all matters reserved except for access: Granted at NBBC Planning Committee; decision subject to conditions and completion of S106 agreement.

Residential:

- Ref: 040583- Erection of 73no. dwellings complete with all associated works and infrastructure including parking, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25) (approval of reserved matters relating to siting, layout, scale, appearance and landscaping of the residential area on outline permission 037237)- Granted 25/07/2025
- Ref: 040584- Application for approval of details in relation to Conditions 17 (materials), 25 (boundary treatment) and 32 (electric vehicle charging points) attached to 037237 (residential area only)- Awaiting Determination
- Ref: 040586- Application for approval of details in relation to Conditions 10 (Construction Environmental Management Plan), 12 (surface water drainage scheme), 13 (levels), 19 (water saving devices/ water brakes) and 22 (long term inspection and maintenance plan) attached to 037237 (residential area only)- Awaiting Determination
- Ref: 040587- Application for approval of details in relation to Conditions 6 (Construction Ecological Management Plan), 7 (Biodiversity Enhancement and Management Plan), 8 (Arboricultural Method Statement), 16 (Landscape and Ecology Management Plan), 24 (Local Park equipment) and 36 (footpaths and cycle routes) attached to 037237 (residential area only)- Awaiting Determination
- Ref: 040588- Application for approval of details in relation to Conditions 5 (Construction Management Plan) and 11 (noise attenuation scheme) attached to 037237 (residential area only)- Awaiting Determination
- Ref: 041081- Advertisement consent for signage to be placed around the sales area and marketing suite at a proposed new build housing development (reference 040583 for the Erection of 73no. dwellings complete with all associated works and infrastructure)- Awaiting Determination

Employment:

- Ref: 040582- Erection of three employment units complete with all associated works

- and infrastructure including parking, land remodelling, landscaping, flood attenuation and the diversion of a Public Right of Way (REF B25) (approval of reserved matters relating to siting, layout, scale, appearance and landscaping of the employment/ commercial area on outline permission 037237) – Granted 17/04/2025
- Ref: 040604- Application for approval of details in relation to Conditions 6 (Construction Ecological Management Plan), 7 (Biodiversity Enhancement and Management Plan), 8 (Arboricultural Method Statement) and 16 (Landscape and Ecology Management Plan) attached to 037237 (employment area only) - Granted 21/02/2025
- Ref: 040605- Application for approval of details in relation to Conditions 10 (Construction Environmental Management Plan), 12 (Surface water drainage scheme), 13 (levels) and 19 (water saving devices/ water brakes) attached to 037237 (employment area only) – Split Decision 07/03/2025

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF, and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS1: Overall Development Needs
Policy DS3: Sustainable Development Policy
Policy DS4: (Part A) – General Masterplan Principles
Policy H1: Housing Land Requirements
Policy H2: Housing Allocations Policy H3: Provision of New Housing
Policy H3: Provision of New Housing
Policy H4: Securing a Mix of Housing
Policy H6: Affordable Housing
Policy H9: Residential Density
Policy GE1 Green Infrastructure
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy DE1 Ensuring High Quality Design
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy AC5: Bus and Rapid Transit
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards Policy EM3 Renewable Energy Generation Policy

Policy EM4: Flood Risk Management Policy
Policy EM5: Sustainable Drainage Systems (SuDS) Policy
Policy EM7: Air Quality

Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation
Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:
Policy DS3: Sustainable Development Policy
Policy DS4: (Part A) – General Masterplan Principles
Policy H1: Housing Land Requirements
Policy H2: Housing Allocations
Policy H3: Provision of New Housing
Policy H4: Securing a Mix of Housing
Policy H6: Affordable Housing
Policy H9: Residential Density
Policy GE1 Green Infrastructure
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy DE1: Ensuring High Quality Design
Policy DE2: Delivering High Quality Places
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy AC5: Bus, Demand Response Transit and Rapid Transit
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards
Policy EM4: Flood Risk Management
Policy EM5: Sustainable Drainage Systems (SuDS)
Policy EM7: Air Quality

Supplementary Planning Guidance/ Documents (SPG/ SPD):
SPG Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City
SPD Coventry Connected
SPD Air Quality

CONSULTATION
No objections received from: -

- Lead Local Flood Authority
- Urban Design
- Ecology
- Environmental Protection

No objections subject to conditions & informatives received from: -

- Tree Officer
- Highways
- Warwickshire County Council

No comments were received from:-
- Public rights of way
- Sustainable Energy

Neighbour consultation
Notification letters were initially sent out to neighbouring houses and two site notices were displayed on the 28th October 2024 and a press notice was posted. The following sets out the consultations carried out as part of this planning application and sets out what is considered to be material and non-material. However, it is important to note that the material considerations, unless they relate to land within Coventry's administrative boundary are material considerations for Nuneaton and Bedworth Borough Council.

Four objections were received in total of which two have raised material objections and two have raised non- material planning considerations.

The two letters of objection have been received, raising the following material planning considerations:
- The play area is not satisfactory
- Overdevelopment of the site
- Concern regarding tall hedges impacting daylight in habitable rooms
- Footpaths should not be located at the rear of properties.
- Secured by Design (SBD) guidance has not been taken into account
- There are concerns that some of the arrangements within the parking strategy plan could encourage County Lines activity especially those for the 13 unallocated visitor parking bays
- Concerns regarding open space, there is already an under provision in the area,

The two letters received raising non-material planning considerations, these cannot be given due consideration in this reserved matters application:
- Construction will negatively impact area- dust noise and traffic
- Concerns regarding noise
- Concerns regarding pollution
- Concerns regarding traffic
- Concerns regarding species
- Concern regarding drainage
- Concern regarding access points and safety
- Not enough local services
- Devalue properties.

Following amendments submitted by the Agent a consultation period was carried out and three objections were received two of which raised material planning considerations:
- Impact sunlight
- Loss of views
- Overdevelopment of the site
- Footpaths should not be located at the rear of properties
- Do internal floor space meet standards
- Too many 1 and 2 bed properties proposed
- The visitor parking space near plot 1 could be used as a drop off area for the employment site

- No MUGA or playfield proposed

One letter received raising non-material planning considerations, these cannot be given due consideration in this reserved matters application:
- Construction will negatively impact area- dust noise and traffic
- Concerns regarding traffic and congestion

Following final amendments to the scheme a consultation period was carried out and 2 objections were received 1 of which raised material planning considerations:
- Overdevelopment of the site
- Footpaths should not be located at the rear of properties
- Do internal floor space meet standards
- Too many 1 and 2 bed properties proposed
- The visitor parking space near plot 1 could be used as a drop off area for the employment site
- No MUGA or playfield proposed
- No advertisement consent application has been submitted to Coventry as it has been submitted to Nuneaton & Bedworth Borough Council (ref- 041081). The proposed flags number are to excessive and prominent.
- Difficult to ascertain the final maintenance height of the proposed native hedge along the boundary to the sales dwelling
- Discrepancy within the Landscape Composite Plan
- Concerns over mid-terraced properties not having windows in their downstairs utility/WC rooms (Ambleford) and upstairs bathrooms (Beaford and Ambleford).
- Do the dimensions of the on-street parallel parking bays (visitor parking spaces) follow any guidelines
- The Levels Strategy document not showing the correct route of the B25 diversion
- Concerns regarding garden layout of Plot 11
- Concerns regarding drainage assumptions
- Lack of street trees proposed

One letter received raising non-material planning considerations, these cannot be given due consideration in this reserved matters application:
- Construction will negatively impact area- dust noise and traffic
- Concerns regarding traffic
- Concern regarding access points and safety
- Not enough local services

There is also an online e-petition with 44 signatures, which has been sponsored by Councillor Bigham. The letter raises the following concerns:
- Secured by Design (SBD) guidance has not been taken into account
- Overdevelopment
- A number of properties on the planning layout appear to have rear access footpaths some of which may even be shared. This could lead to crime / disputes between neighbours.
- Rear accesses should be gated. The gates must be placed at the entrance to the footpath, as near to the front building line as possible, so that attempts to climb them will be in full view of the street.

- The street lighting scheme should be designed to ensure that the gates are well illuminated.
- There are concerns that some of the arrangements within the parking strategy plan could encourage County Lines activity especially those for the 13 unallocated visitor parking bays. Communal parking areas should be avoided. Ideally, all parking should be within the dwelling boundary and if designed to be adjacent to or between units, a gable end window should be considered to allow residents an unrestricted view over their vehicles.

Any further comments received will be reported within late representations.

APPRAISAL
The main issues in determining this application are to consider the appearance, layout, scale and landscaping of the proposed residential site as far as these matters relate to land within Coventry's administrative boundary.

Principle of Development
Coventry Local Plan Policy H3 sets out requirements for new housing to ensure that it is situated within a sustainable location and will provide an appropriate, high-quality residential environment.

Wilson's Lane/Old Farm Lane public highway will be used as access to the residential element of the scheme, although the residential development sits exclusively within NBBC's administrative area.

The principle of development is already established by the site's Strategic Allocation status in the NBBC Local Plan. Outline permission with access has been granted for the scheme by NBBC's Planning Committee on 24th May 2022, subject to conditions and the completion of a S106 Legal Agreement to secure necessary contributions. Furthermore, outline permission for the scheme was refused by CCC's Planning Committee on 6th October 2022 but was allowed on appeal on the 15th September 2023.

All the comments are noted with regards construction impacts, concerns regarding access points, traffic, noise, pollution, species, drainage and inadequate local services, however as these matters have been determined (and conditioned as necessary) under the outline permission, which approved the redevelopment of the area for both residential and employment, these matters cannot be reassessed and are not material in the consideration of the current application which seeks approval for the appearance, landscaping, layout and scale of the proposed residential scheme.

Affordable Housing
The outline permission, OUT/2020/1505, granted the permission to develop the site for housing. Attached to the outline permission is a S106 agreement which secures 25% affordable housing of this, 74% must be affordable rented housing, whilst the remaining 26% will be intermediate housing.

In line with the requirements of the Section 106 Agreement, this development will provide 18 affordable homes, which equates to 25%. Of this, 13 dwellings will be affordable rented housing and the remaining 5 dwellings will be intermediate. The housing mix is a matter for Nuneaton and Bedworth as all of the dwellings fall within their land.

Design
Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Paragraph 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The National Planning Policy Framework, paragraph 135 states that “Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

All of the residential dwellings fall within the Nuneaton and Bedworth Boroughs Council and would be considered by their Councils design policies and SPD’s.

Residential Amenity
Policies H3, H5 and DE1 of the adopted Local Plan seek to ensure that development proposals provide a suitable living environment for future occupiers, whilst also not resulting in a detrimental impact to existing/neighbouring residential occupiers, the NPPF reaffirms the importance of quality design.

Officers have considered the layout to see if there are any matters that could cause harm to the residential amenities of existing occupiers within the Coventry City Boundary.

Whilst the distances would be assessed against Nuneaton and Bedworth's Policies and Guidance, a review has been undertaken alongside our Residential Design Guide. SPG recommends that a minimum separation distance of 20m be maintained between principal windows to the rear of directly facing properties; 23m where there is the possibility of overlooking to existing habitable rooms from an upper floor living room or kitchen; and a minimum of 12m between the front or back of one dwelling and the side of another. The SPG also states a minimum rear garden depth of 10 metres should be provided to ensure that adequate amenity space is provided for the dwellings, and the minimum 20m window to window separation distances are achieved.

The proposed dwellings (plots 4, 5 and 6) located to the rear of Old Farm Lane achieve a 10.0 metre rear garden depth and 21.0 metres to residential dwellings on Old Farm Lane. This relationship is acceptable.

Plot 1 is located circa west at angle approximately 16.9 metres away from No 21 Old Farm Lane and achieves a circa 14.1 metre rear garden depth. This relationship is acceptable.

Plot 6 is located at distance of circa 3.2 metres away from 15 Old Farm Lane. No 15 Old Farm Lane has a 3.0 metre ground floor extension (although not shown on the layout plan). The dwellings are proposed to have a side-to-side relationship. The proposed dwelling is set slightly forward of this neighbouring dwelling. The proposed dwelling is not considered to impinge on the 45-degree guideline of the rear first floor windows of this neighbouring dwelling, thus there is no concerns in relation to loss of light. There are no windows proposed to the first floor to the side elevation of this plot. This relationship is acceptable.

Plot No 7 is located to circa 4.4 metres away from the boundary to the rear gardens of Nos 60 and 62 Wilsons Lane and circa 32.5 metres away from the rear elevations of Nos 60 and 62 Wilsons Lane. This house type will have two windows to the side elevations both accommodating bathrooms, thus there is no concerns in relation to harmful overlooking to the amenity of these neighbouring occupiers.

The proposed dwellings (plots 16-25) are located approximately 23.0 metres away from the existing dwellings on Wilsons Lane and achieve a 10.0 metre garden depth. This relationship is acceptable.

The proposal is not considered to have a significant impact on the amenity of existing neighbouring Coventry residents in terms of loss of privacy, outlooking, overbearing, and daylight sunlight and would be in accordance with Policies DE1 and H5 of the Coventry Local Plan. As such there are no issues which would cause officers to object to the proposals or request amendments to the scheme.

Highways

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated

into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure. Policy AC2 seeks to ensure that development proposals do not have a detrimental impact upon the road network and where required suitable mitigation should be provided as part of any approval, i.e. through obligations.

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

Accesses:
The principle of the proposed access point off Old Fram Lane has been agreed at the outline stage. This application cannot revisit this element.

Parking:
The Coventry Connected SPD which contains amended appendix 5 of the Coventry Local Plan states for a garage to be counted as a parking space they have to comply with the following requirements: -
Single garage 3m wide by 6m deep;
Double garage 6m wide by 6m deep.

All the garages proposed comply with this requirement as well as providing off road parking to the front of the garages for at least two car parking spaces.

There are the two visitor car parking bays located at the northern part of the site, concerns were raised in the process that these may be used by those dropping-off or picking-up staff associated with the employment uses to the north. Nevertheless, officers are aware that the previous appeal was allowed, which effectively argued that if drop-offs and/or pick-ups occurred along Old Farm Lane or the new site access road, it should not have a severe impact on existing residents or on highway safety. This is a material consideration when assessing the current reserved matters application. Also, Warwickshire County Council and Nuneaton & Bedworth Borough Council have no concerns with the location of the proposed visitor spaces.

On this basis, the Local Highway Authority has no objections to the proposals and the proposed dwellings each have the maximum requirement of two off road parking spaces per each house so unlikely to have an impact on the highway network.

Layout:
Highways have raised no objections to the layout as proposed from a highway safety point of view.

Warwickshire County Council
Warwickshire County Council Highways initially raised concerns regarding the layout, Swept Path Analysis and the Road Safet Audit Brief. Since December Warwickshire County Council Highways Authority has been liaising with the applicant and agents to

come to a mutually agreeable layout. There have been many meetings and several revisions. Warwickshire County Council Highways has agreed that the layout of Drawing No. 28289/103 Rev J is considered acceptable. They have no objections subject to conditions which have been recommended to Nuneaton & Bedworth Borough Council in relation to junction visibility splays and no structure, tree or shrub shall be erected pedestrian intervisibility splays exceeding 0.6 metres.

Public Rights of Way
The site is currently crossed by two Public Rights of Way (the B23 and B25), which are to be re-routed through the site on dedicated footpaths. The principle of the proposed diverted footpaths has been agreed at the outline stage. This application cannot revisit this element.

Ecology/Biodiversity and Trees
Ecology and Biodiversity:
Policy GE3 of the Coventry Local Plan states that Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced

Policy GE3 establishes that developments should provide a net gain and where this is not possible provide some form of offsetting.

The biodiversity impacts and their mitigation were established under the outline permission, OUT/2020/1505 and secured via conditions.

Trees:
Paragraph 136 of the NPPF (2024) attributes trees to making an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. As such the NPPF is clear in that planning decisions should ensure that new streets are tree-lined and that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.

Policy GE4 of the Local Plan states the development proposals will be positively considered provided that:
a) there is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development, any loss should be supported by a tree survey.
b) trees not to be retained as a result of the development are replaced with new trees as part of a well-designed landscape scheme; and
c) existing trees worthy of retention are sympathetically incorporated into the overall design of the scheme including all necessary measures taken to ensure their continued protection and survival during construction

On the initial plans the Tree officer had no objections in principle, subject to a Tree Constraints Plan and Tree Protection Plan and landscape plan to include restocking of gaps within Northern boundary's hedgerow to the full width of the existing hedgerow. Plans were amended to include this. The Tree officer has no objections to the proposals.

Drainage and Flood Risk

Policy EM4 of the Coventry Local Plan states all major development must be assessed in respect of the level of floor risk from all sources.

Policy EM5 of the Coventry Local Plan states all development must apply SuDS and should ensure that surface water runoff is managed as close to its source as possible.

The drainage assessment and their mitigation were established under the outline permission, OUT/2020/1505 and secured via conditions.

Equality Implications
Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

CONCLUSION
Where the matters relate to land within Coventry's administrative boundary, the reserved matters are considered acceptable. The reason for Coventry City Council granting planning permission is because the development is in accordance with the principles of the outline planning permission and in accordance with Policies AC1, AC2, AC3, AC4 GE3 and GE4 of the Coventry Local Plan 2017, together with the aims of the NPPF.

CONDITIONS/REASONS:

1.	The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan DWG P23-2262-DE-002-A-01 Planning layout DWG P23-2262-DE-001-AW-04 Materials Layout DWG P23-2262-DE-001-M-05 Streetscenes DWG P23-2262-DE-005-F-01 Boundary Treatments Plan DWG P23-2262-DE-001-M-12 Parking Strategy Plan DWG P23-2262-DE-001-J-13 External Works Plan DWG P23-2262-DE-001-G-15 Public Right of Way Order Plan DWG P23-2262-DE-001-J-16 Sales Area Plan DWG P23-2262-DE-001-G-17

	Storey Heights Plan DWG P23-2262-DE-001-I-18 Accommodation Plan DWG P23-2262-DE-001-I-19 Dimensions Plan DWG P23-2262-DE-001-I-20 Tenure Plan DWG P23-2262-DE-001-H-21 House type Pack Ref- P23-2262-DE-003-M Refuse Strategy Plan DWG P23-2262-DE-001-I-14 Levels strategy DWG 101 Rev H Longitudinal sections DWG 102 Rev F Detailed soft landscape proposals DWG P24-0439-EN-0001-S1-REV L Detailed soft landscape proposals DWG P24-0439-EN-0001-S2-REV L Detailed soft landscape proposals DWG P24-0439-EN-0001-S3-REV L Landscape composite plan DWG P24-0439-EN-0001-S4-REV L Typical tree pit details DWG P24-0439-EN-0002-S1 Drained area plan DWG 110 Rev H Adoptable highway construction details DWG 106 Rev C Appendix B: Road Safety Audit Brief Surface finishes layout DWG 105 Rev J Swept path analysis - Sheet 1 of 2 DWG 108(1) Rev H Swept path analysis - Sheet 2 of 2 DWG 108(2) Rev H Section 104 adoptable drainage layout DWG 104 Rev H Section 38 adoptable highway layout DWG 103 Rev J Landscape and Ecological Management Plan- March 2025 Ref- G001v5 Implementation and Maintenance Guidelines- v8 Arboricultural Impact Assessment and Method Statement Rev E- March 2025 Sustainability Statement - Rev B- August 2024 Statement of Community Involvement- September 2024 Planning and Design Compliance Statement- October 2024
Reason	*For the avoidance of doubt and in the interests of proper planning*

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Issue:

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WILSON'S LANE, COVENTRY - SITE LOCATION PLAN

PEGASUS GROUP

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Issue:

EMPLOYMENT DEVELOPMENT BY OTHERS

PROPOSED FOOTPATH LINK

NOTE: SIGNAGE 'RESIDENTS ONLY PARKING'

EXISTING SURFACE WATER DRAINAGE DITCH

RAISED TABLE

RAISED TABLE

NOTE: GRASSCRETE TO TURNING HEAD

NEW FOOTPATH TO BOUNDARY ONLY

PLAY AREA (REFER TO DETAILED LANDSCAPING PLAN)

NEW FOOTPATH TO BOUNDARY ONLY

SS

KEY

- SITE BOUNDARY
- OPEN MARKET HOUSING
- AFFORDABLE HOUSING: RENTED
- AFFORDABLE HOUSING: INTERMEDIATE
- EXISTING TREES TO BE RETAINED *(REFER TO TREE SURVEY FOR FURTHER DETAILS)*
- EXISTING HEDGE TO BE REMOVED & REPLACED BY NEW PLANTING *(REFER TO TREE SURVEY & LANDSCAPING PLANS FOR FURTHER DETAILS)*
- EXISTING HEDGE TO BE REMOVED *(REFER TO TREE SURVEY & LANDSCAPING PLANS FOR FURTHER DETAILS)*
- EXISTING HEDGE TO BE PRUNED *(REFER TO TREE SURVEY FOR FURTHER DETAILS)*
- PROPOSED OPEN SPACE
- PROPOSED CHILDREN'S PLAY AREA *(REFER TO LANDSCAPING PLANS FOR FURTHER DETAILS)*
- PROPOSED PLANTING *(REFER TO LANDSCAPING PLANS FOR FURTHER DETAILS)*
- PROPOSED PUBLIC RIGHT OF WAY B25
- CHANGE IN SURFACE MATERIALS (BLOCK PAVING OR SIMILAR- REFER TO ENGINEERING LAYOUT FOR SPECIFICATION)
- BOLLARD
- BCP — BIN COLLECTION POINT
- S — SHED
- ROTARY CLOTHES WASHING LINE
- W — WATER BUTT
- VISITOR PARKING
- SS — SUBSTATION

PLEASE REFER TO DETAILED LANDSCAPE PLANS FOR PLANTING POSITIONS

PRIVATE HOUSING

Ref	Sales Name	Arrangement	Storey	Beds	Sq ft	No.	Total sq ft
ALL	Alstead- NDSS	Maisonette	2	**1B1P**	430	1	430
BAM	Bamstead- NDSS	Maisonette	2	**1B2P**	621	1	621
AMB	Amberford	Semi/ Terrace	2	**2B + STUDY**	813	18	14,634
KEE	Keenford	Semi or Det	2	**3B5P**	1,037	7	7,259
AYN	Aynesdale (Corner Turner)	Semi or Det	2	**3B5P**	1,073	9	9,657
COL	Colford	Detached	2	**3B + study**	1,268	6	7,608
RIG	Rigsford	Detached	2	**4B7P**	1,392	2	2,784
WARK	Warkford	Detached	2	**4B7P**	1,482	4	5,928
AIR	Airton	Detached	2.5	**5B7P**	1,691	7	11,837
Units Sub Total						**55**	
Total SqFt							**68,758**

AFFORDABLE RENT

Ref	Sales Name	Arrangement	Storey	Beds	Sq ft	No.	Total sq ft
ALL	Alstead- NDSS	Maisonette	2	**1B1P**	430	3	1,290
BAM	Bamstead- NDSS	Maisonette	2	**1B2P**	621	3	1,863
BEA	Beaford	Semi/ Terrace	2	**2B3P**	792	4	3,168
EYN	Eynsford	Semi	2	**3B4P**	987	2	1,974
WIT	Withenstead	Semi/ Terr	2	**4B6P**	1,225	1	1,225
Sub total						***13***	**9,520**

INTERMEDIATE

Ref	Sales Name	Arrangement	Storey	Beds	Sq ft	No.	Total sq ft
BEA	Beaford	Semi/ Terrace	2	**2B3P**	792	1	792
EYN	Eynsford	Semi	2	**3B4P**	987	3	2,961
WIT	Withenstead	Semi/ Terr	2	**4B6P**	1,225	1	1,225
Sub total						***5***	***4,978***
Total Affordable Units						***18***	***14,498***
Total No. of Units						**73**	**75,256**

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WILSON'S LANE, COVENTRY – PLANNING LAYOUT

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General Notes

1. All dimensions are in metres unless otherwise stated.
2. All levels are in metres.
3. This drawing is to be read in conjunction with all relevant Engineers and Architect's drawings, Specifications, Reports and Engineering Details.
4. Do not scale from this drawing.

Drawing Key

- Site boundary (Taken from latest site layout referenced)
- Existing Levels
- Existing contours
- FFL=100.000 — Finished floor level (+/- 0.5m)
- Banking works (Max 1:3)
- Proposed road contour
- Indicative exposed brickwork - starting 150mm below DPC.
- Indicative tanking
- R/W 0.45m — Indicative retaining wall
- G/B 0.3m — Indicative gravelboard
- XSO — Proposed floor split

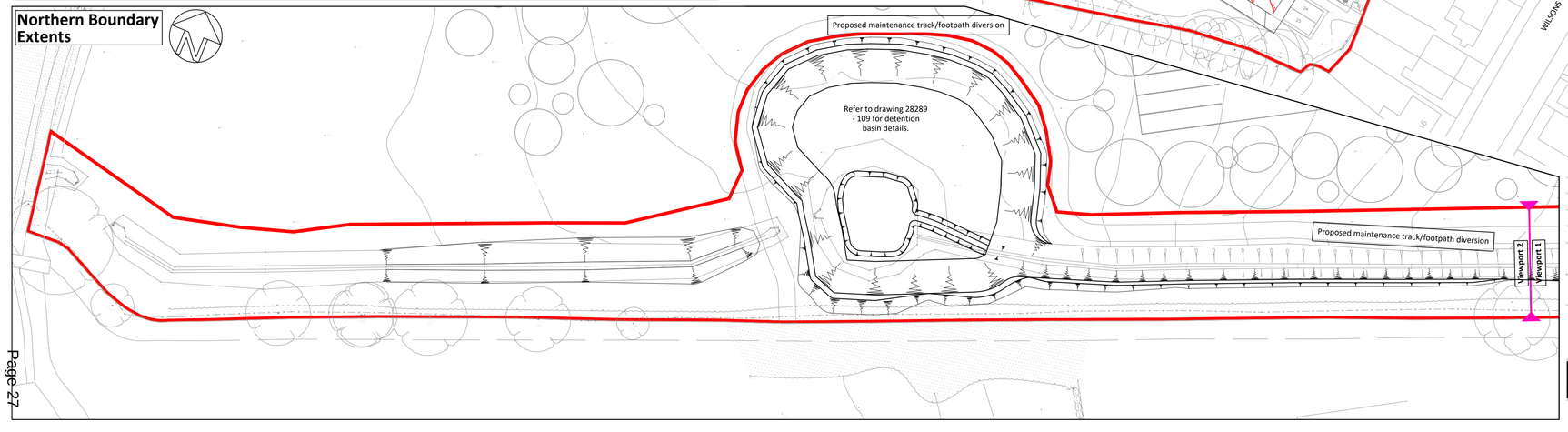
This drawing has been based/developed using the following external drawings					
Type	Company	Drawing date	Drawing title	Date received	Rev
Site Layout	Taylor Wimpey Midlands	19.05.2025	P23-2262_DE_001_AW LAYOUT	16.07.2025	
Topographical survey	Interlock Survey	13.01.2017	160273 2D 1-500	14.05.2024	

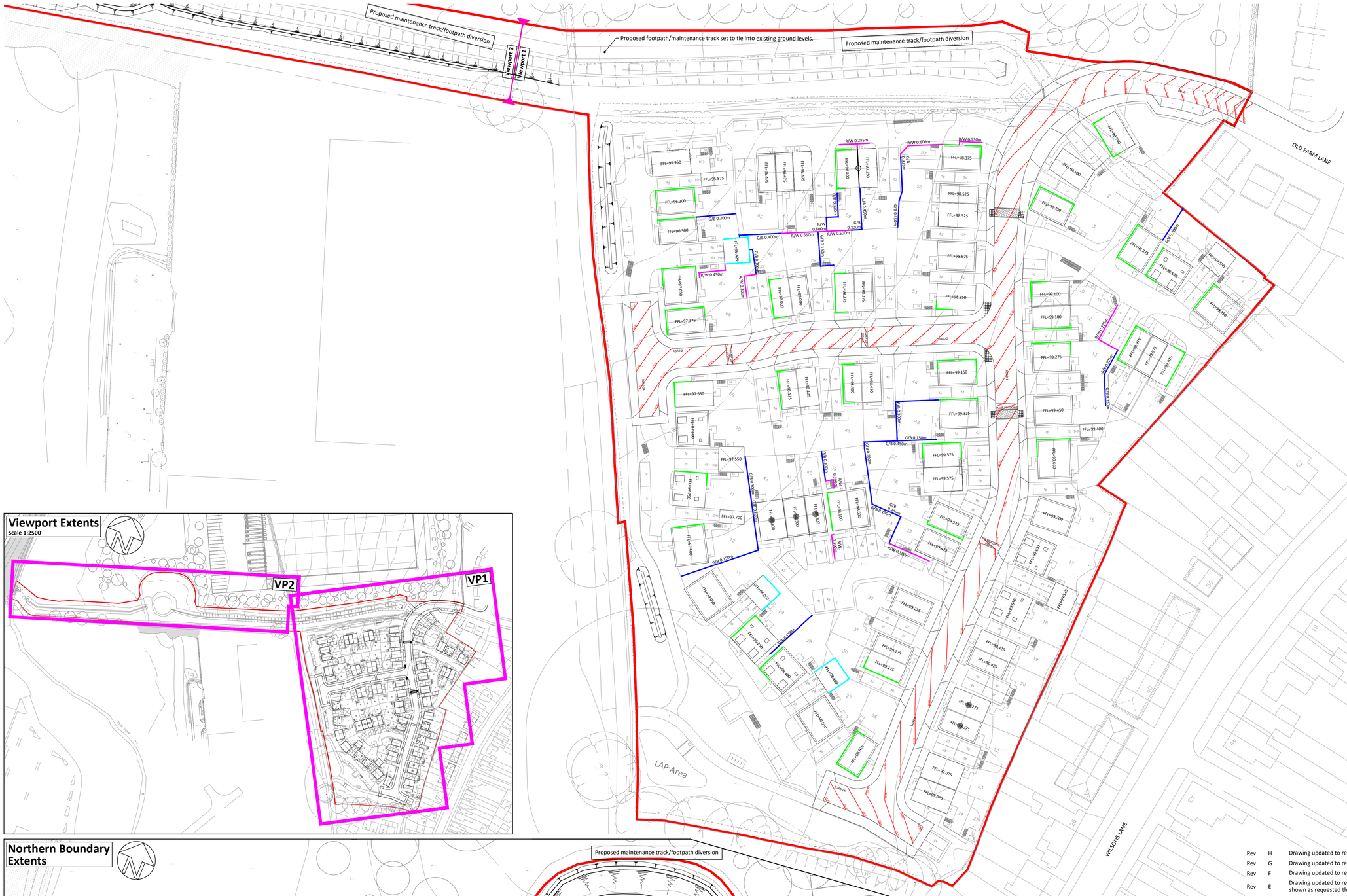
ALL HIGHWAY WORKS TO BE IN ACCORDANCE WITH THE WARWICKSHIRE COUNTY ROAD CONSTRUCTION STRATEGY.

FOR PLANNING ONLY

Viewport Extents
Scale 1:2500

Northern Boundary Extents





Rev	H	Drawing updated to reflect latest site layout with amendment to plot 4's bay.	By SF	Checked SF	18.07.2025
Rev	G	Drawing updated to reflect latest site layout.	By EH	Checked SF	03.07.2025
Rev	F	Drawing updated to reflect latest site layout.	By EH	Checked SF	01.07.2025
Rev	E	Drawing updated to reflect latest site layout and western site boundary now shown as requested through planning.	By EH	Checked SF	09.04.2025
Rev	D	Drawing updated to reflect latest site layout.	By SF	Checked SF	28.01.2025
Rev	C	Drawing updated in accordance with latest site layout and planning comments.	By SF	Checked SF	20.01.2025
Rev	B	Drawing updated to reflect latest site layout. Levels revised to reduce retaining where possible.	By SF	Checked TL	10.10.2024
Rev	A	Drawing updated to show revised retaining heights, allowing for 1:12 gardens.	By SF	Checked SF	16.09.2024

Drawing is not to be used for construction until status is CONSTRUCTION

jpp
- Infrastructure Design
- Structural Engineering
- Development Planning
- Professional Advice
- Geotechnical & Environmental
- Surveying

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Grand Union Works, Whilton Locks, Daventry
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Client	Taylor Wimpey Midlands
Project	Proposed Development Wilsons Lane, Coventry
Title	Levels Strategy

Scale at A1	1:500	Drawn by	EH	Checked by SF	Date April 2025
Status **FOR PLANNING**		Project ref 28289		Drawing no. 101	Revision H

Issue:



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WILSON'S LANE, COVENTRY – EXTERNAL WORKS PLAN

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Issue:



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WILSON'S LANE, COVENTRY - SALES AREA PLAN

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Issues

KEY

- OPEN MARKET HOUSING
- AFFORDABLE HOUSING: RENTED
- AFFORDABLE HOUSING: INTERMEDIATE

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WILSON'S LANE, COVENTRY – TENURE PLAN

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Issue:

BIN COLLECTION POINT- PLOTS 58-62

BIN COLLECTION POINT- PLOTS 4-11

BIN COLLECTION POINT- PLOTS 63 - 67

BIN COLLECTION POINT- PLOTS 33-34 & 38-42

BIN COLLECTION POINT- PLOTS 70 - 72

BIN COLLECTION POINT- PLOTS 27 - 29 & 73

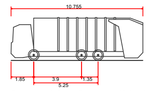
Phoenix 2 Duo Recycler (P2-12W with Elite 6x2 MS chassis)

KEY

BCP — BIN COLLECTION POINT

30m MAXIMUM CARRY DISTANCE FOR OCCUPIER MOVEMENT

25M TRAVEL DISTANCE FOR WASTE OPERATIVE MOVEMENT



Phoenix 2 Duo Recycler (P2-12W with Elite 6x2 MS chassis)

Overall Length	10.755m
Overall Width	2.530m
Overall Body Height	3.503m
Min Body Ground Clearance	0.202m
Max Track Width	2.550m
Lock to lock time	6.50s
Max Steering Angle (Virtual)	22.30°

TO BE READ IN CONJUNCTION WITH ENGINEER TRACKING DRAWINGS

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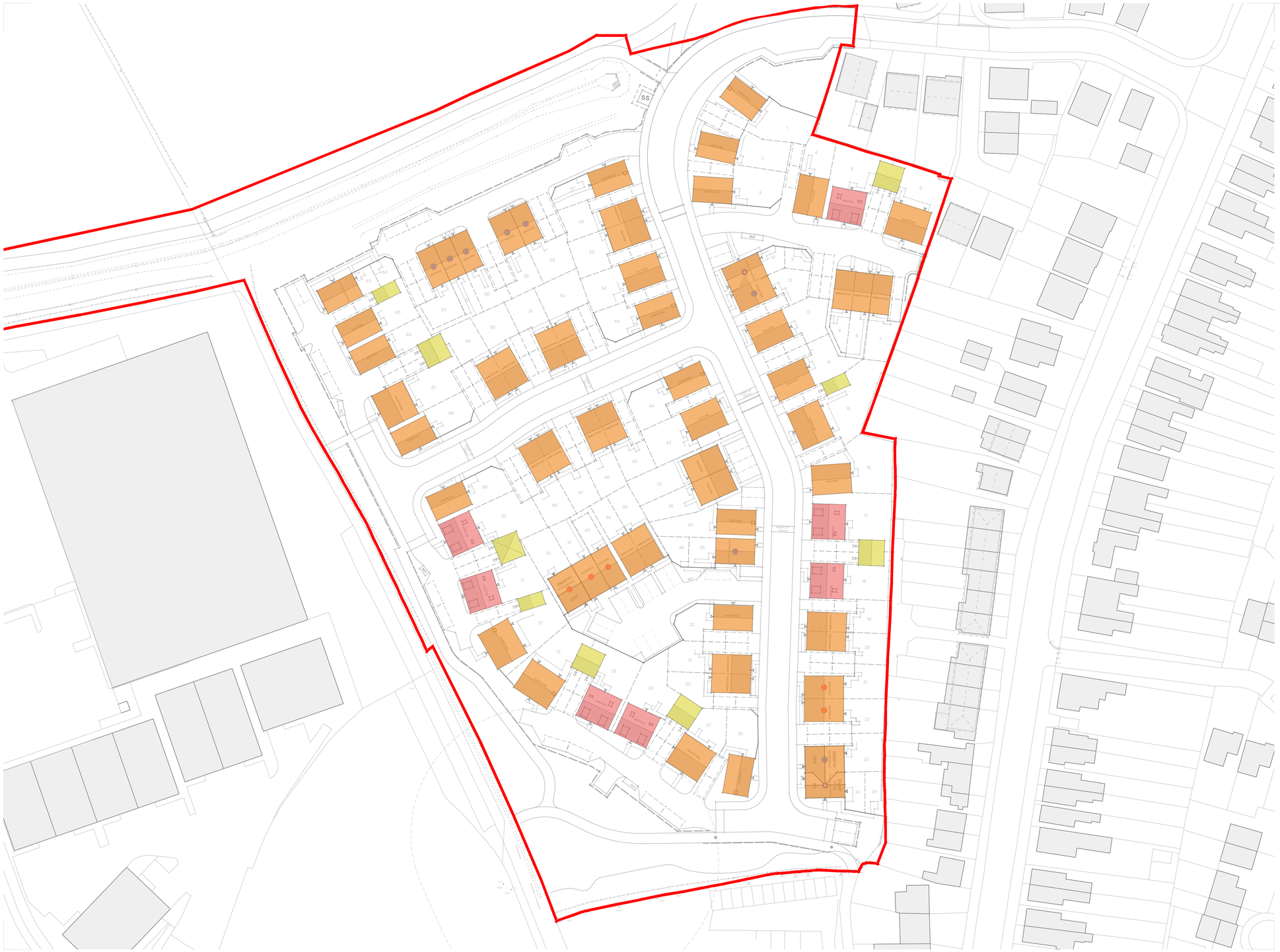
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WILSON'S LANE, COVENTRY – REFUSE STRATEGY PLAN

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Issue:


KEY
1.0 STOREY
2.0 STOREY
2.5 STOREY
SS
BCP
ATT
ATT
ATT

Issue:

KEY

- 1 BEDROOM DWELLING
- 2 BEDROOM DWELLING
- 3 BEDROOM DWELLING
- 4 BEDROOM DWELLING
- 5 BEDRROM DWELLING

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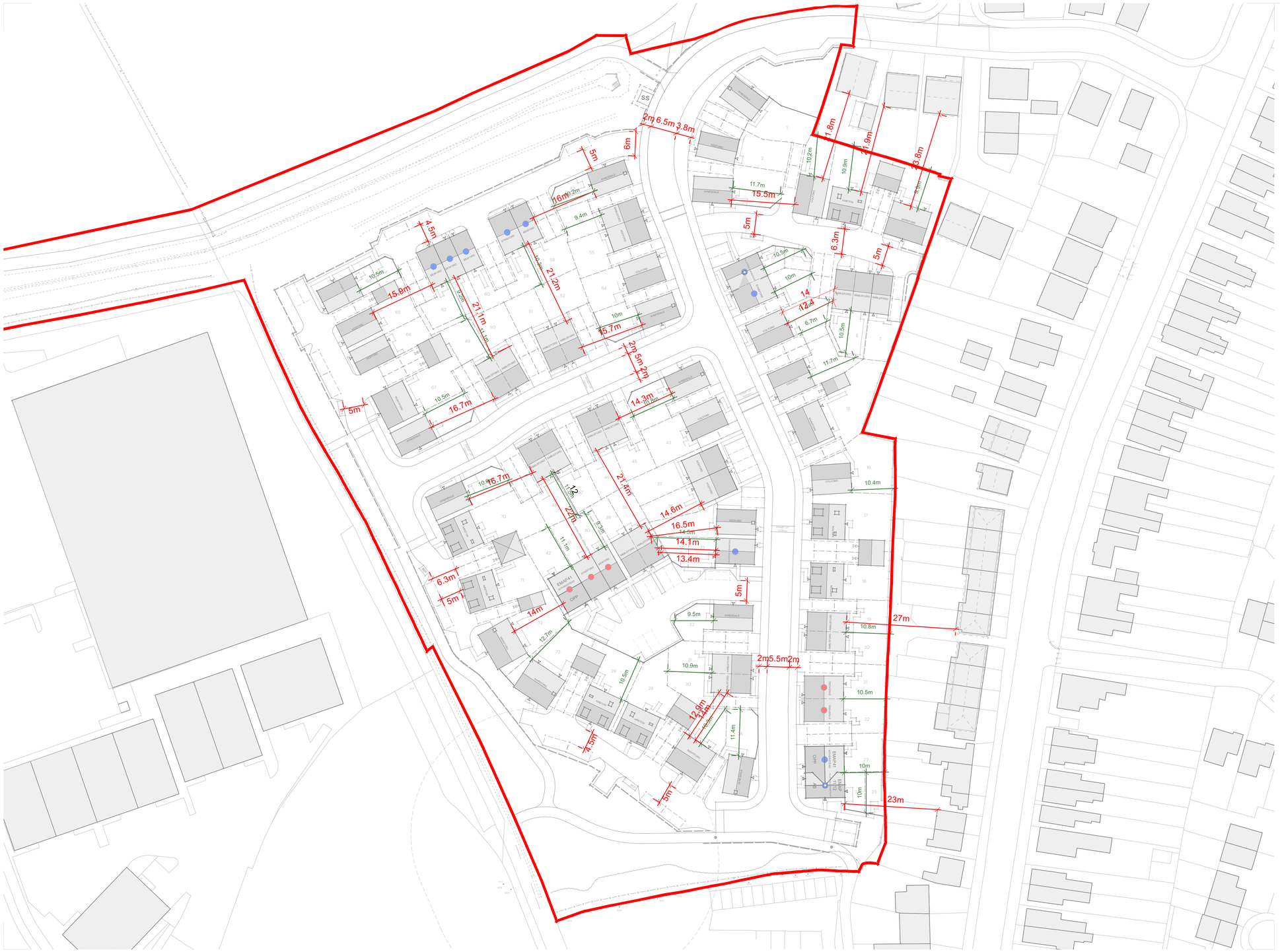
WILSON'S LANE, COVENTRY - ACCOMMODATION PLAN

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Issue:



N

0 10 25 m

WILSON'S LANE, COVENTRY - DIMENSION PLAN

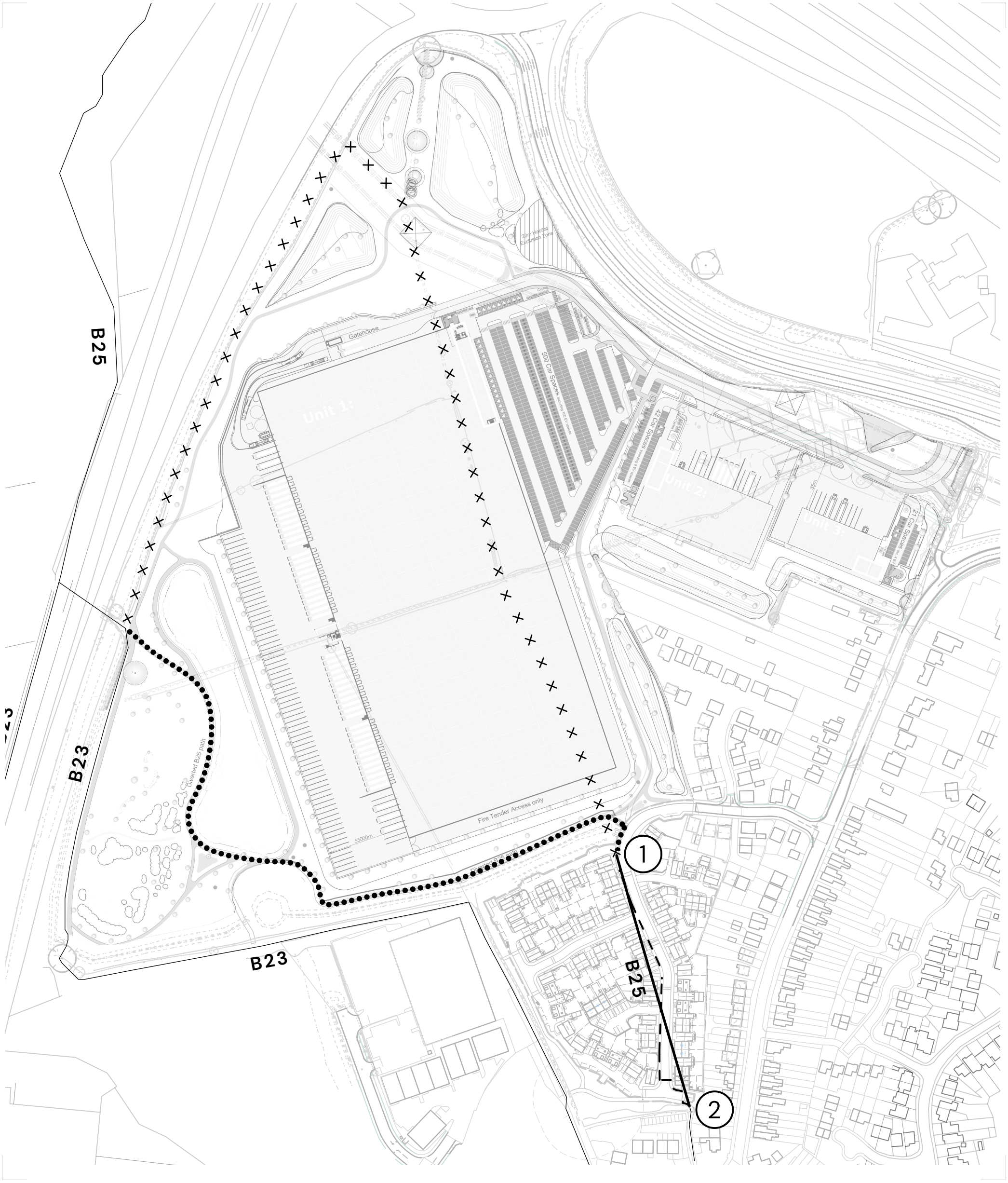
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Issue:


SS
KINGSDALE
COLFORD
RIBBLEFORD
KEELFORD
ETHFORD
MARFORD
ASHFORD
KEYFORD
KINGSFORD
ASHBOURNE
ASHBURY
ASHLEIGH
KINGSWOOD
ASHWOOD
KINGSTON
KINGSLEY
KINGSMEAD
KINGSTONE
KINGSTONE
KINGSTONE

Issue:



1 START OF PROPOSED DIVERSION

2 END OF PROPOSED DIVERSION

EXISTING PUBLIC PATHS UNAFFECTED BY THE DIVERSION PROPOSALS

ROUTE OF B25 TO BE DIVERTED SUBJECT TO THIS PROPOSED ORDER (179M)

ROUTE OF PROPOSED DIVERSION OF B25 SUBJECT TO THIS PROPOSED ORDER (196M)

ROUTE OF B25 SUBJECT TO THE EARLIER NUNEATON AND BEDWORTH BOROUGH COUNCIL FOOTPATH B25 PUBLIC PATH DIVERSION ORDER 2023

DIVERSION ROUTE OF B25 SUBJECT TO TO THE EARLIER NUNEATON AND BEDWORTH BOROUGH COUNCIL FOOTPATH B25 PUBLIC PATH DIVERSION ORDER 2023 (AWAITING CONFIRMATION)

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WILSON'S LANE, COVENTRY – PUBLIC RIGHT OF WAY ORDER PLAN

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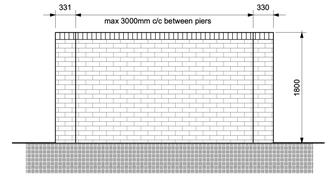
Issue:

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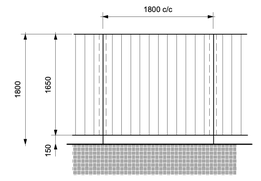
KEY

- 1.8M HIGH BRICK WALL (BRICK 1- RED)
- 1.8M HIGH BRICK WALL (BRICK 2- BROWN/RED)
- 1.8M HIGH TIMBER CLOSE BOARD FENCE
- 1.8M HIGH TIMBER GATE
- LOW TIMBER KNEE RAIL
- DEMOUNTABLE BOLLARD

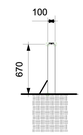
REFER TO LEVEL STRATEGY PLAN FOR RETAINING WALL LOCATIONS



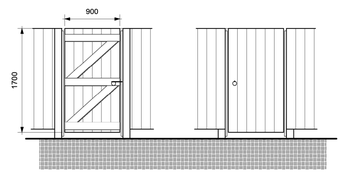
1.8m High Brick Wall



1.8m High Timber Close Board Fence



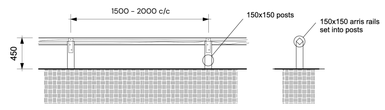
0.67m High Telescopic Post



Rear Elevation

Front Elevation

1.8M High Timber Gate



0.45m High timber knee rail

WILSON'S LANE, COVENTRY - BOUNDARY TREATMENTS PLAN

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N 0 10 25 m

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SHEET LOCATION PLAN
NTS



INSET A

IMPLEMENTATION & MAINTENANCE GUIDELINES

For implementation and maintenance guidelines refer to the standalone document (latest version), ref: RO05v EN.

NOTES

All trees, feature shrubs, climbers, shrubs and hedgerows to be planted in accordance with the implementation and maintenance guidelines. **All landscape proposals must be referred to by the Structural Engineer during foundation design.** No tree, feature shrub, climber, shrub and hedgerow species, size or location should be altered without prior approval from the Landscape Architect.

- Individual shrub/herbaceous/grass species to be planted in groups of 3–7.
- Individual species within ornamental shrub mixes to be planted in groups of 5–9.
- Lower growing species within ornamental shrub mixes to be planted at the front of the shrub bed (as indicated).
- Individual bulbs species to alternate every 2 linear metres.
- Native hedgerow shrubs to be supplied as bareroot stock unless stated.
- Hedgerow shrubs to be planted within a 80cm wide bed and mulched.
- All planting within the pedestrian visibility splays to be maintained at 0.6m in height.
- Any native hedgerow shrubs to be planted on a double staggered row, 250mm apart with no less than 6 per linear metre within a 50cm wide bed in accordance with implementation and maintenance guidelines. Any feathered stock is to have a upright central stem furnished with evenly spread and balanced lateral growth the full length of the stem. If feathered hedgerow stock is proposed, shrubs are to be attached to a double line support (one for feathered stock at 1m high and one for transplant stock at 60cm high) fence using an approved clip tie and cut back to 1.2m in height at time of planting.
- Soiling operations to be carried out in accordance with the implementation and maintenance guidelines.
- All planting to be in accordance with the implementation and maintenance guidelines.
- No species, variety, size or position to be amended without the Landscape Architects prior approval.
- Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make

N

1:500
0 12.5m 25m

KEY

Site boundary

Existing trees and vegetation to be retained

Existing trees and vegetation to be removed

Existing grassland and vegetation to be retained
Existing trees, vegetation and grassland to be retained and maintained.

Soft Landscape Proposals
For Detailed Soft Landscape Proposals refer to Pegasus Group drawing ref: P24-0439_EN_0001_S1-S3_REV

Gravel Margin
20mm river gravel or chippings, supplied as local native stone where possible, laid at 50mm over Terram Weedguard geotextile

Tarmacadam surfaced footpath
Tarmacadam surface to footpaths and cycleways, pcc edging.

Lockable telescopic steel bollards
BX20 5360 lockable manual telescopic post bollard 670mm high (above ground level), polyster powder coated, colour: RAL 9005 Black, with 2 reflective hazard strips, as supplied by Broxap or similar approved. Installed to manufacturers specification. Labelling should include all details including a manufacturer and model of bollard.

Cycle stands/hoops
Sheffield cycle hoops, A= Adult (2 nos.) and J= Junior (2 nos.). Steel, polyester powder coated RAL jet black, as supplied by Broxap or similar approved.

Tree root barrier locations
Location of tree root protection barriers. ReRoot 600 GreenBlue Urban Ltd (or similar approved), 600mm depth to be specified to protect path edge and deflect root growth downwards. ReRoot 1000 GreenBlue Urban Ltd (or similar approved), 1000mm depth to be specified to the edge of the verge and extended minimum of 2m beyond the expected mature tree canopy, or within 2m of services (to be installed on the side of services only) as directed by the project engineers.

IMPLEMENTATION & MAINTENANCE GUIDELINES

For implementation and maintenance guidelines refer to the standalone document (latest version), ref: RO05v EN.

REV	DATE	DESCRIPTION	REVISED BY	APPROVED BY
L	15.07.25	Updated to the latest layout.	JZA	AP
K	07.07.25	Updated to the LPA comments.	JZA	AP
J	02.07.25	Updated to the latest layout and LPA comments.	JZA	AP
H	10.04.25	Updated to the latest layout and LPA comments.	JZA	AP
G	04.03.25	Updated to the LPA comments.	JZA	JZA
F	28.01.25	Updated to the latest layout	JZA	JZA
E	23.01.25	Updated to the client comments.	JZA	AP
D	22.01.25	Updated following the latest site layout, drainage and LPA comments.	JZA	AP
C	11.10.24	Updated to the latest layout.	JZA/AP	AP
B	12.09.24	Updated to the latest layout.	JZA	AP
A	10.09.24	Updated following the Ecologist and client's comments, and in accordance with the drainage layout.	JZA	WM
-	30.08.24	First Issue.	JZA	WM

WILSONS LANE, COVENTRY (RESIDENTIAL) – LANDSCAPE COMPOSITE PLAN.

PEGASUS GROUP

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Issue:



STREETSCENE A – A



STREETSCENE B – B



STREETSCENE C – C



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WILSONS LANE, COVENTRY – STREETSCENES

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Planning Committee Report	
Planning Ref:	PL/2025/0001369/FUL
Site:	48 Dawlish Drive
Ward:	Earlsdon
Proposal:	Conversion of dwellinghouse (Use class C3) into children home for up to 3 children (Use class C2)
Case Officer:	Grace Goodman

SUMMARY

The planning application is for a change of use of from a 4 bed dwellinghouse to a 3-bed residential institution (small children's care home).

BACKGROUND

The application has been recommended for approval. The application has received over 5 objections.

KEY FACTS

Reason for report to committee:	Over 5 objections
Current use of site:	Residential Dwelling
Proposed use of site:	Residential Institution

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions.

REASON FOR DECISION

The proposal is acceptable in principle.
The proposal will not adversely impact upon the amenity of neighbours.
The proposal accords with Policies DE1, AC1, AC3, DS3, H5 and H8 of the Coventry Local Plan 2017, together with the aims of the NPPF.

SITE DESCRIPTION

The application site relates to a 4-bedroom semi-detached dwellinghouse located to the southeast side of Dawlish Drive, opposite an area of open space. This property and the houses along this road all generally have paved over front gardens for use a driveway.

The area is residential in nature with the nearest designated Local Centre at Baginton Road, half a mile away. There is also a row of shops just down the road on Dawlish Drive with several other amenities and facilities in this area. There are good transport links with a number of bus routes nearby including 17 and 17A, a 5-minute walk away with bus route No. 60 slightly further away and more routes available on Leamington Road 10-15minute walk away.

APPLICATION PROPOSAL

The application seeks planning permission for the change of use of a 4-bedroom dwellinghouse (Use Class C3) to a small Children's care home (Use Class C2) for a

maximum of 3 children, between the ages of 10 and 17 who would live and socialise together, akin to living in a family environment.

Within the property it would involve 3 bedrooms being allocated for the children, and one bedroom converted to a sensory room and the garage/storage converted for a staff bedroom. The home would be staffed 24/7. There will be at least 2 members of staff present at any given time with a registered manager on site Monday to Friday 9am to 5pm this could mean 6 people in the property at one time generally.

There would still be a lounge, dining room and kitchen areas, as well as outdoor amenity space for the occupiers to use. There would be two shared bathrooms upstairs.

PLANNING HISTORY
There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
S/1983/0213	Erection of garage, bedroom and breakfast room extensions	Granted subject to conditions 29/04/1983

POLICY
National Policy Guidance
National Planning Policy Framework (NPPF) December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance
The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policies relating to this application are:
Policy DE1 Ensuring High Quality Design;
Policy DS3: Sustainable Development;
Policy H5: Managing Existing Housing Stock;
Policy H8: Care Homes, Supported Housing, Nursing Homes and Older Persons Accommodation
Policy AC1: Accessible Transport Network;
Policy AC3: Demand Management;

Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation

Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:

Policy DE1 Ensuring High Quality Design;
Policy DS3: Sustainable Development;
Policy H5: Managing Existing Housing Stock;
Policy H8: Care Homes, Supported Housing, Nursing Homes and Older Persons Accommodation
Policy AC1: Accessible Transport Network;
Policy AC3: Demand Management;

Supplementary Planning Guidance/ Documents (SPG/ SPD):
Householder Design Guide SPD

CONSULTATION

Statutory
There are no statutory consultees

Non-statutory
No Objections received from:

- Highways
- Environmental Protection
- West Midlands Police

Neighbour consultation
Immediate neighbours and local councillors have been notified; a site notice was posted on 15th July 2025.

26 letters of objection have been received, raising the following material planning considerations:-

- Increase in noise level within the area and disturbance to the adjoining neighbours through the wall
- Potential increase in anti-social behaviour
- Loss of quiet residential area
- Limited youth orientated facilities in the immediate area
- Increase in traffic and parking issues
- Property should not be converted to a business

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process: fire safety concerns

Any further comments received will be reported within late representations.

ISSUES AND ASSESSMENT
The main issues in determining this application are principle of development, impact on residential amenity and highway considerations.

Principle of Development

The National Planning Policy Framework, paragraph 11, states that “Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means: -
c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: (i.) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii.) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Policy H8 states that proposals for care homes, nursing homes and other specialist and supported forms of housing for the elderly and those requiring care will be encouraged in areas that are accessible by a choice of means of transport and that are situated in close proximity to key local services; and proposals should be of a high quality and design and be compatible with the character of the surrounding area. The proposal is considered to be acceptable in principle and strongly supported by all of the criteria provided in Policy H8 for care homes and supported housing, given their importance and the great shortage and need for such properties. Firstly, the property is situated in an established residential area and a sustainable location, well served by a choice of transport such as the range of bus routes which are accessible within a short walk along with a range of facilities.

Furthermore, the property is suitable and appropriate in its type and scale for what is proposed here – a small residential property for a proportionately small number of children, in a typical residential area; as close to a normal home as is possible for them

Impact on residential amenity
Policies DE1 and H5 seek to ensure that developments are designed to minimise any detrimental impact to the amenity of neighbouring occupiers, or indeed future occupiers of the site. In this instance there are no physical changes proposed to the property and any impact on neighbours would be from the proposed use.

Comments have been made about the potential disturbance and antisocial behaviour surrounding the property. Whilst there may be slightly more comings and goings from the property than of a typical 3 bed house, this is not considered to be significant and not of sufficient impact to warrant refusal of the application. The proposed children’s home would only accommodate up to three children with only 2-3 staff on site at any one time which would be a similar level of occupancy to a family home. A condition is recommended to restrict the number of residents in accordance with the details of the application to ensure that the site is not use in an over-intensive manner.
Furthermore, it is recommended that children to be placed in houses that feel like family houses and in semi-affluent areas. This location has local amenities, shops, schools and parks as well as being located on a semi-busy road where coming and goings would not be noticeable compared to a cul-de-sac location.

The matter of fire safety was raised in the comments however this is a building control matter and furthermore the premises would need to be Ofsted regulated. West Midlands Police have commented on the application and recommended security measures which will be covered by an informative.

Highways
Policy AC2 of the adopted Local Plan requires development proposals to not have a detrimental impact upon the road network, and where any impact is identified, suitable and proportionate mitigation should be sought within any planning approval. Policy AC3 requires development proposals to meet the council's adopted parking standards for cars and bicycles as set out in Appendix 5 of the Coventry Connected SPD.

Whilst the driveway can currently only accommodate two cars with a single dropped crossing, the driveway can allow up to three spaces for cars with the removal of a low brick wall. It can be confirmed that the parking requirements for this proposal is calculated by the following from Appendix 5 Car and Cycle Parking Standards: 1 per 4 bed spaces + 1 per 2 staff members (FTE). This gives a requirement for three spaces which can be accommodated on site.

Therefore, the proposal will not result in an unacceptable impact on the surrounding highway network from the perspective of the level of traffic being generated, the capacity of the highway, or road safety and is therefore considered to be acceptable in highway terms.

Equality implications:
Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -
(1) A public authority must, in the exercise of its functions, have due regard to the need to:
a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

CONCLUSION

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity or highway safety subject to relevant conditions. The reason for Coventry City Council recommending the granting of planning permission is because the development is in accordance with:

Policies DS3, H8, DE1, AC1 and AC3 of the Coventry Local Plan 2017, together with the aims of the NPPF

CONDITIONS / REASON FOR REFUSAL

1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	*To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)*
2.	The development hereby permitted shall be carried out in accordance with the following approved plans: Application Statement Proposed Floor Plans DWG PL04 Existing Floor Plans DWG PL03 Proposed Site Plan DWG PL02 rev A Existing Site Plan DWG PL05 Location Plan DWG PL01
Reason	*For the avoidance of doubt and in the interests of proper planning*.
3.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking and re-enacting that Order with or without modification, the residential accommodation hereby permitted shall be occupied only as a children's home for up to three residents up to the age of 17 falling within Use Class C2 or as a dwellinghouse(s) falling within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any order revoking and re-enacting that Order with or without modification, and for no other purpose; and for the avoidance of doubt there shall be no permitted change to any other use class within Use Class C2 or Use Class C4 of the schedule to that Order.
Reason	*To prevent further intensification of use of the property, in the interests of the occupiers of nearby properties in accordance with Policies DE1, and H5 of the Coventry Local Plan 2017 and the emerging Local Plan.*
4.	Other than where specified on the approved plans, no facing and roofing materials shall be used other than materials similar in appearance to those used predominantly in the construction of the exterior of the existing building.
Reason	*To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the*

	emerging Local Plan.
5.	Prior to the first occupation of the development hereby permitted, details of bin storage areas shall be submitted to and approved in writing by the Local Planning Authority. The bin storage areas shall be provided in full accordance with the approved details prior to first occupation of the development and thereafter they shall remain available for use at all times and shall not be removed or altered in any way.
Reason	*In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.*
6.	Prior to occupation of the children's home hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation of the building and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
Reason	*In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2017 and the emerging Local Plan.*
7.	The dwelling hereby permitted shall not be occupied unless and until the car parking provision for that dwelling has been constructed and / or laid out, and made available for use by the occupants and / or visitors to the dwelling and thereafter those spaces shall be retained for parking purposes at all times and shall not be removed or altered in any way.
Reason	*To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1,AC2 and AC3 of the Coventry Local Plan 2017 and the emerging Local Plan.*

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Location Plan
Scale 1:1250

North

1:1250

25m 0 25m 50m 75m 100m 125m

Rev	Description	Date	chkd

ANJUM DESIGN
Anjum Design Limited, Suite 104, 123 Stratford Road,
Shirley, Solihull B90 3ND TEL: 0121 364 7650
E: info@anjumdesign.co.uk

Project: 48 Dawlish Drive, Coventry CV3 5NB			
Scale: As shown @ A3	Drawn by: UA	Date: July 2025	Status:
Title: Location Plan			
Drg. No. PL01			Rev:

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1:200

4m 0 4m 8m 12m 16m 20m

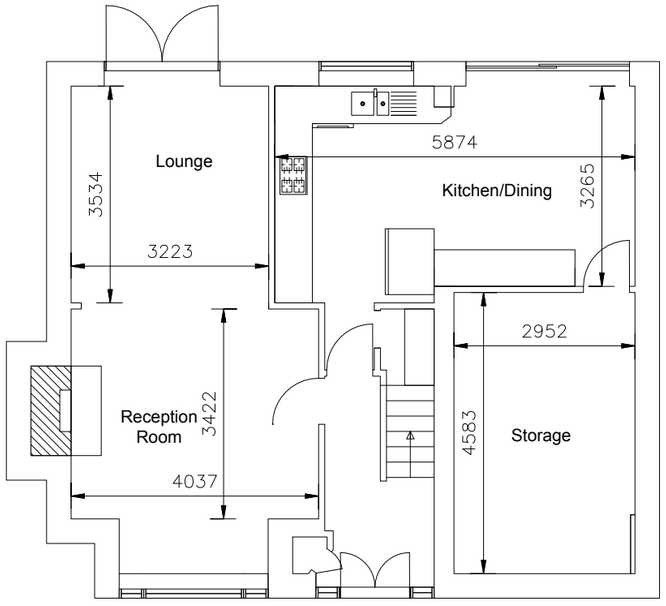
Site Plan
Scale 1:200

Rev	Description	Date	chkd

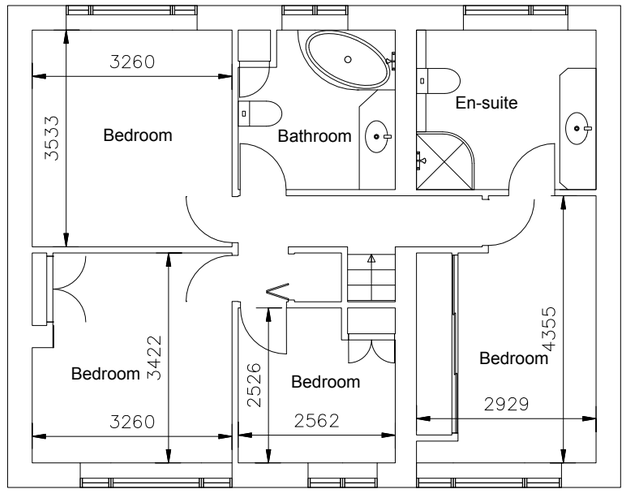
ANJUM DESIGN
Anjum Design Limited, Suite 104, 123 Stratford Road,
Shirley, Solihull B90 3ND TEL: 0121 364 7650
E: info@anjumdesign.co.uk

Project:			
48 Dawlish Drive, Coventry CV3 5NB			
Scale:	Drawn by:	Date:	Status:
As shown @ A3	UA	July 2025	
Title:			
Existing Site Plan			
Drg. No.			Rev:
PL05			

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Ground Floor
Scale 1:100



First Floor
Scale 1:100

1:100
2m 0 2m 4m 6m 8m 10m

Rev	Description	Date	chkd

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Anjum Design Limited, Suite 104, 123 Stratford Road,
Shirley, Solihull B90 3ND TEL: 0121 364 7650
E: info@anjumdesign.co.uk

Project: 48 Dawlish Drive, stivichall
Coventry. CV3 5NB

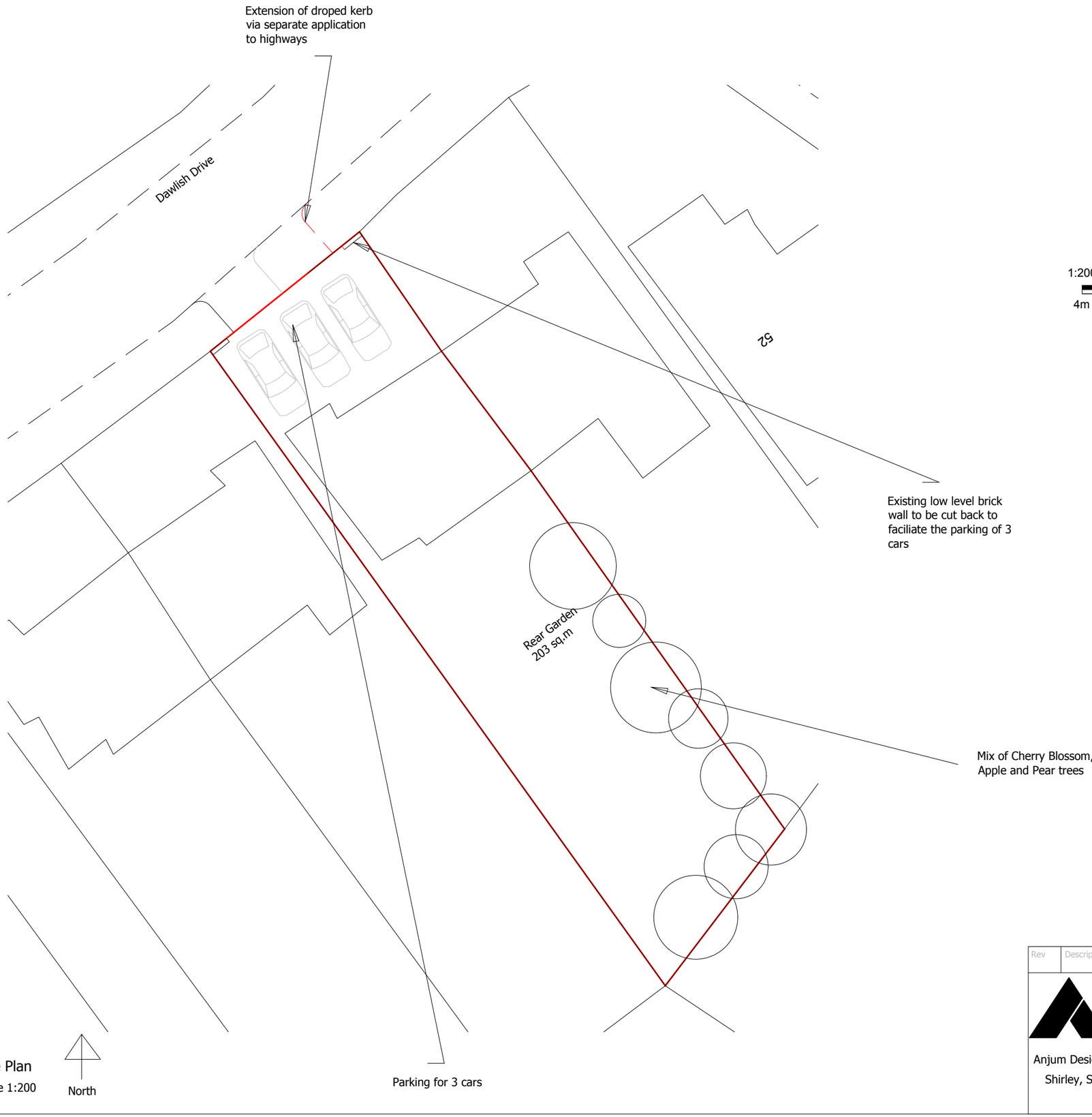
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As shown @ A3	UA	June 2025	

Title: Existing Floor Plans

Drg. No. PL03

Rev:

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1:200

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Site Plan
Scale 1:200

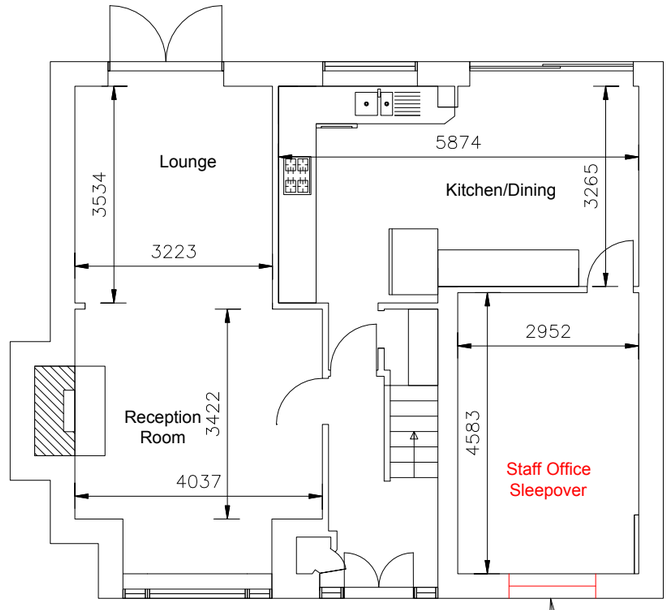
Rev	Description	Date	chkd

ANJUM DESIGN

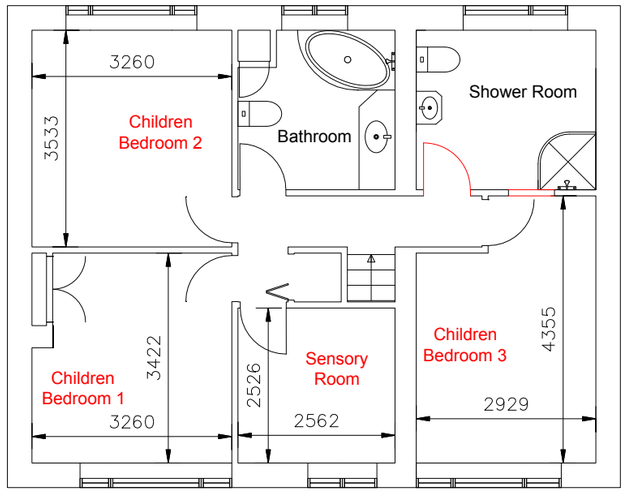
Anjum Design Limited, Suite 104, 123 Stratford Road,
Shirley, Solihull B90 3ND TEL: 0121 364 7650
E: info@anjumdesign.co.uk

Project: 48 Dawlish Drive, Coventry CV3 5NB			
Scale: As shown @ A3	Drawn by: UA	Date: July 2025	Status:
Title: Proposed Site Plan			
Drg. No. PL02			Rev: A

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Ground Floor
Scale 1:100



First Floor
Scale 1:100

Replacement of garage door with window via separate LDC application for Garage Conversion under PD rights

1:100
2m 0 2m 4m 6m 8m 10m

Rev	Description	Date	chkd

ANJUM DESIGN

Anjum Design Limited, Suite 104, 123 Stratford Road,
Shirley, Solihull B90 3ND TEL: 0121 364 7650
E: info@anjumdesign.co.uk

Project:	48 Dawlish Drive, stivichall Coventry. CV3 5NB		
Scale: As shown @ A3	Drawn by: UA	Date: June 2025	Status:
Title:	Proposed Floor Plans		
Drg. No. PL04			Rev:

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Planning Committee Report	
Planning Ref:	PL/2025/0001249/PAEC
Site:	Grass Verge, Corner of, Beake Avenue and Radford Road, Coventry, CV6 3AA
Ward:	Radford
Proposal:	Prior Approval for proposed installation of a 20m monopole accommodating 6no. antennas and 1no. transmission dish; 2no. equipment cabinets, 1no. meter cabinet and ancillary development thereto.
Case Officer:	Emma Spandley

SUMMARY

Part 16 of the General Permitted Development Order (GPDO) establishes that the installation of a telecommunication mast is permitted development and therefore the principle is accepted by virtue of the legislation.

The Local Planning Authority (LPA) can only assess the proposed development on the basis of its siting and appearance, taking into account any representations received.

There is no requirement to have regard to the development plan as there would be for any development requiring planning permission.

The siting of the mast on a grass verge on the corner of a busy traffic lighted junction does not impact any habitable room windows. The public park and play area are on the opposite side of the busy main Radford Road.

The mast is considered acceptable from a siting and appearance perspective, subject to conditions requiring Tree Protection Plan (TPP), a detailed Arboricultural Method Statement (AMS) and the cabinets to be colour coded green, with the mast colour coded black.

KEY FACTS

Reason for report to committee:	Over 5 objections against the Officers recommendation.
Current use of site:	Grass verge, not adopted highway, within Citizen ownership.
Proposed use of site:	Installation of a 20m monopole telecommunication mast and ancillary equipment.

RECOMMENDATION

Planning Committee are recommended to grant the Prior Approval relating to the siting and design only, subject to conditions.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety

- The proposal will not adversely impact upon trees
- The proposal will not adversely impact upon character of appearance of the area
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: C2, DE1 and AC1 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

SITE DESCRIPTION
The application site is a grass verge on the corner of a busy traffic lighted junction with Radford Road running northwest to southeast and Beake Avenue / Engleton Road running north to south.

The verge is to the northwest of the junction, with Beake Avenue running along its eastern boundary northwards, and Radford Road running along the southwestern.

To the northeast of the site immediately adjacent is a scout hut and car park. To the north of the site are No.11 - 18 Mossdale Close. This terrace of properties are three storeys high. No.11 Mossdale Close has a blank elevation facing onto the grass verge and road junction.

On the opposite side of Radford Road is a children's park and play area.

APPLICATION PROPOSAL
The application seeks prior approval of the Local Planning Authority (LPA) for the installation of a 20m monopole with 6no antenna, 1no transmission dish, 3no cabinets and development ancillary thereto.

PLANNING HISTORY
None

POLICY
National Policy Guidance
National Planning Policy Framework (NPPF) December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance
The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

- Policy DS3: Sustainable Development Policy
- Policy C2: Telecommunications
- Policy DE1: Ensuring High Quality Design
- Policy GE4: Tree Protection
- Policy AC1: Accessible Transport Network

Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation
Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:
Policy DS3: Sustainable Development Policy
Policy DE1: Ensuring High Quality Design
Policy GE4: Tree Protection
Policy AC1: Accessible Transport Network

CONSULTATION
Statutory
Objections have been received from:
- Local Highway Authority (LHA)

Non-statutory
No Objections received from:
- Ecology

No objections subject to conditions/contributions have been received from:
- Tree Officer, subject to conditions for tree protection measures.

Neighbour consultation
Immediate neighbours and local councillors have been notified; a site notice was posted on 21st July 2025.

7no letters of objection have been received, raising the following material planning considerations:
a) The siting of the mast near to a park and houses
b) The impact on the existing trees
c) The health implications of mobile phone masts
d) visual impact of the mast

Any further comments received will be reported within late representations.

APPRAISAL
Principle of Development
The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GPDO), under Article 3(1) and Schedule 2, Part 16, Class A, Paragraph A.3(4) require the local planning authority to assess the proposed development solely on the basis of its siting and appearance, taking into account any representations received.

Part 16 of the GPDO establishes that the proposal is permitted development and therefore it is accepted in principle by virtue of the legislation and there is no requirement to have regard to the development plan as there would be for any development requiring planning permission.

Nevertheless, Policies C2 and DE1 of the Coventry Local Plan (CLP) (and Policy DE1 of the emerging Local Plan) are material considerations as they relate to issues of siting and appearance. In particular, they seek to ensure telecommunications installations are

suitably sited and do not adversely affect character, appearance or amenity. Similarly, the National Planning Policy Framework (NPPF) is also a material consideration and includes a section on supporting high quality communications.

Impact on visual amenity

Section 12 of the National Planning Policy Framework (NPPF) outlines the Government's commitment to good design and attaches great importance to the design of the built environment, highlighting it as a key aspect of sustainable development. Decisions should not attempt to impose architectural styles or particular tastes, and they should not stifle innovation, originality or initiative; however new developments should seek to promote or reinforce local distinctiveness. Decisions should address the connections between people and places and the integration of a new development into its existing environment. Consequently, decisions should aim to ensure that developments are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The National Planning Policy Framework, paragraph 135 states that "Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 139) "Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes".

Policy DE1 of Coventry City Council's Local Plan states that 'All development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area'.

The NPPF directly addresses the need for enhanced wireless communication services. Paragraph 119 states that 'Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections'.

In reference to the use of existing sites, the NPPF continues, stating that "The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate" (120).

The Coventry Local Plan also contains a specific policy to telecommunications equipment, Policy C2, (which has not been carried forward within the emerging local plan) and states in part that "When considering notifications, planning applications and prior approval applications, regard will be given to the following factors: a) operational requirements of the telecommunication networks and the technical limitations of the technology, including any technical constraints on the location of telecommunications apparatus; b) the need for the ICNIRP Guidelines (and any other relevant guidance in place at the time of the application) for safe emissions to be met; c) the potential for sharing existing masts, buildings and other structures; and d) the impact of the development on its surroundings with particular regard to the following criteria: i. the visual amenity, character or appearance of the surrounding area. ii. apparatus and associated structures sited on a building should be sited and designed in order to seek to minimise impact to the external appearance of the host building. iii. development should not have an unacceptable effect on conservation areas or buildings of architectural or historic interest or areas of ecological interest or areas of landscape value or sites of archaeological importance. iv. the proposed provision of landscaping.

The supporting information highlights other sites have been considered and discounted with the application site identified as the most suitable option that balances operational need with local and national planning policies and that it will deliver public benefit in terms of the mobile services it will provide.

The search process involved an initial 'desk-top' survey to ascertain and identify major constraints and impediments, followed by a physical search of the area. It is important for the reader to acknowledge that demand for network coverage is always most prevalent within dense residential areas, especially following the working from home shift post covid. Complications continue when one realises that 5G frequencies are higher than previous generations and cannot propagate as far, or through materials as well as previously. As a consequence, the technology requires smaller cells which reduces the availability of options even further. It is recognised that the very nature of installing new 5G communications infrastructure within a dense residential area requires a well-measured balance between the need to extend practical coverage with the risk of increasing visual intrusion. Unfortunately, within dense residential areas, views from

residential properties are inevitable but nonetheless, the most viable solution that minimises amenity issues, has been put forward.

For context, apart from the housing located within Moss Dale Close to the north east and any residential elements in the upper floor flats located above the commercial premises on Radford Road, to the northwest the area has a commercial feel, with the junction of Beake Avenue and Radford Road.

Adjacent to the northern boundary of the site is a scout hut, the wide traffic lighted junction. On the opposite side of the road, there is a run of shops, with the last premises being a former car sales place. As you follow the shops round into Radford Road, they adjoin a pharmacy, with an Aldi, bus stop and more commercial units.

The proposed new mast has been sited and designed in order to provide 5G coverage and to support the existing mobile network. It is paramount that digital connectivity is supported and maintained throughout the country. In particular the shift in user demand from city centres and places of work to residential areas and suburbs requires an improvement in coverage and capacity across the whole network. The current proposal therefore provides such additional capacity to the network whilst still promoting the improved 5G technology.

The apparatus and cabinet are not considered to result in any significant impact upon the visual amenity of the area..

Impact on residential amenity
The nearest residential properties, No.11 - 18 Mossdale Close, are located to the northwest of the site; the mast would be located approximately 16m away from the blank side end gable of No.11 Mossdale Close.

No.11 Mossdale Close, is a three storey end terraced property, where the rear gardens abut the pavement on Radford Road. An existing sycamore tree, named T1 within the submitted Tree Survey, is located near to the rear elevation of No.11 Mossdale Close on the adjacent grass verge.

This tree is discussed in more detail below; however, it is to be retained. The tree will obscure any oblique views, from No.11 Mossdale Close to the proposed phone mast.

Due to the location of the phone mast on a busy traffic lighted junction, there will be no impact on residential amenity due to noise or visual intrusion.

Health impacts
The installation of telecoms infrastructure would normally count as development and require planning permission. However, communications network operators have certain permitted development rights.

These are rights to make specified changes to a building or land without the need to apply for planning permission from the local planning authority (LPA). They are derived from a general planning permission granted by Parliament. Whether or not a mobile mast is permitted development will depend on its height and location. As of April 2022, new

ground-based mobile masts up to 30 metres in non-protected areas and up to 25 metres in protected areas (such as conservation areas and national parks) are permitted.

Operators have to submit a statement that confirms that a mobile mast will adhere to exposure limits on non-ionising radiation set by International Commission on Non-Ionizing Radiation Protection (ICNIRP).

The ICNIRP is an independent organisation that provides scientific advice and guidance on non-ionising radiation. It is formally recognised by the World Health Organisation (WHO) and the International Labour Organisation (ILO).

The UK Health Security Agency, which is responsible for assessing risks to public health, recommends that ICNIRP guidance should be followed.

The Government states that local authorities should not set health safeguards that are different to ICNIRP guidelines.

The application has been accompanied by a declaration that all equipment will be in full compliance with ICNIRP guidelines.

The Government also states that local authorities should not refuse applications for mobile masts on health grounds where ICNIRP guidelines are met.

Tree Implications

Paragraph 136 of the NPPF states Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined (Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate), that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

Policy GE4 of the Coventry Local Plan states that trees make a valuable contribution to the city's green landscape. New developments should seek to retain existing trees and other landscape features, incorporating them into a high-quality design and landscape proposals where possible. Should loss be unavoidable, compensatory provision of new trees should be proposed as part of a well-designed landscape scheme.

The application has been supported by:

- AMENDED DRAWING - Tree Survey and Constraints Plan - Drawing No.J250857-GCL-ZZ-ZZ-D-ARB-0100 Rev P01
- AMENDED DRAWING - Tree Retention and Protection Plan - Drawing No.J250857-GCL-ZZ-ZZ-D-ARB-0101 Rev P01
- AMENDED REPORT - Arboricultural Impact Assessment (AIA), dated 11th August 2025 - Report Ref.J250857-GGC-XX-XX-T-ARB-0600 Rev 1.0

However, the Tree Officer has queried why the applicant proposed to crown reduce T1, Sycamore to 15m from 18m, and the Tree Protection Plan (TPP) does not have any dimensions annotated.

Subject to the clarification of the crown reduction works, which will be reported as a late item, the application is acceptable subject to a dimensioned Tree Protection Plan (TPP) and an Arboricultural Method Statement (AMS).

Highway considerations
Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

The objection of the Local Highway Authority (LHA) due to the land potentially being required for a future junction improvement is noted, however, telecommunication operators are considered statutory undertakers, who have certain rights to develop land.

The grass verge the subject of this application is not adopted highway; it is owned by Citizen.

There are no formal plans for any junction redeveloped that have been consulted on; there is an undefined ambition that the junction will be redesigned but it is unknown when and how.

Regretfully, due to no details committed to paper for any type of junction redesign, it has no weight within the determination process of this prior approval application.

The siting of the mast is not on adopted highway and is clear of the existing footpath.

Equality Implications
Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

CONCLUSION
The proposal falls within the provisions of Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) and in line with guidance of the NPPF and therefore it is recommended that the prior approval is required and those details, having been submitted, are acceptable, subject to a condition requiring Tree Protection Plan (TPP) and a detailed Arboricultural Method Statement (AMS); the cabinets to be colour coded green, with the mast colour coded black.

CONDITIONS/REASONS

1.	The development hereby permitted shall be carried out in accordance with the following approved plans: • DRAWING - Site Location Maps - Drawing No.100 Rev A • DRAWING - Proposed Site Plan - Drawing No.201 Rev A • DRAWING - Proposed Site Elevation - Drawing No.301 Rev A
Reason	*For the avoidance of doubt and in the interests of proper planning.*
2.	Before any development commences on site (including any demolition, site clearance or other preparatory works) the following shall be submitted to and approved in writing by the Local Planning Authority: a) Arboricultural Method Statement (6.1); and b) a Dimensioned Tree Protection Plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 5.5/ Table B.1), site monitoring (6.3) of British Standard BS5837:2012 - Trees in relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works. The approved mitigation and / or protection measures shall be put into place prior to the commencement of any works and shall remain in place during all construction work.
Reason	*To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2017 and the emerging Local Plan.*
3.	Within one month of the installation of the Mast and associated apparatus hereby approved, they shall have been colour coated Black (RAL 9005). The ground-based cabinet(s) hereby approved, shall have been colour coated Green (RAL 6005)

Reason	*To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.*

NOTES:

1.0 DRAWING INFORMATION

1.1 Drawing based on:
- Cornerstone's Proposed Site Plan CS30840000_VF23457_0_VMO2NA_GA_REV_B-201.

1.2 Drawing to be read in conjunction with following Ground Control documents:
- Tree Survey and Constraints Plan J250857-GCL-ZZ-ZZ-D-ARB-0100
- Arboricultural Impact Assesment J250857-GCL-XX-XX-T-ARB-0600

2.0 TREE PROTECTION FENCING.

2.1 All trees requiring protection (as highlighted) to be protected for the duration of the contract in accordance with British Standard BS5837:2012, entitled 'Trees in relation to design, demolition and construction - Recommendations'. Refer to Arboricultural Report for details.

3.0 GENERAL SITE OPERATIONS

3.1 The following should be avoided. (BS5837:2012 sec 7 and 8)

3.1.1 Material which will contaminate the soil, e.g. concrete mixings, diesel oil and vehicle washings, should not be discharged within 10m of the tree stem.

3.1.2 Fires should not be lit in a position where their flames can extend to within 5 m of foliage, branches of trunk. This will depend on the size of the fire and the wind direction.

3.1.3 Notice boards, telephone cables or other services should not be attached to any part of the tree.

4.0 GROUND PROTECTION

4.1 The default position should remain as any existing hard surfacing within the RPA should remain in place and act as ground protection throughout duration of works.

4.2 Where the retention of existing surfacing is not possible and ground is left exposed temporary ground protection should be installed in accordance with BS5837:2012 and the specification below and illustrative details on drawing:

4.2.1 For Pedestrian Movements;
Single thickness of scaffold boards placed on top of a driven scaffold frame to form a suspended walkway or on top of a compression resistant layer such as 100mm depth wood chip laid onto a geo-textile membrane.

4.2.2 Pedestrian Operated Plant up to 2 ton;
Proprietary interlinked ground protection board placed on top of compression resistant layer such as 150mm depth of wood chip laid onto a geo-textile membrane.

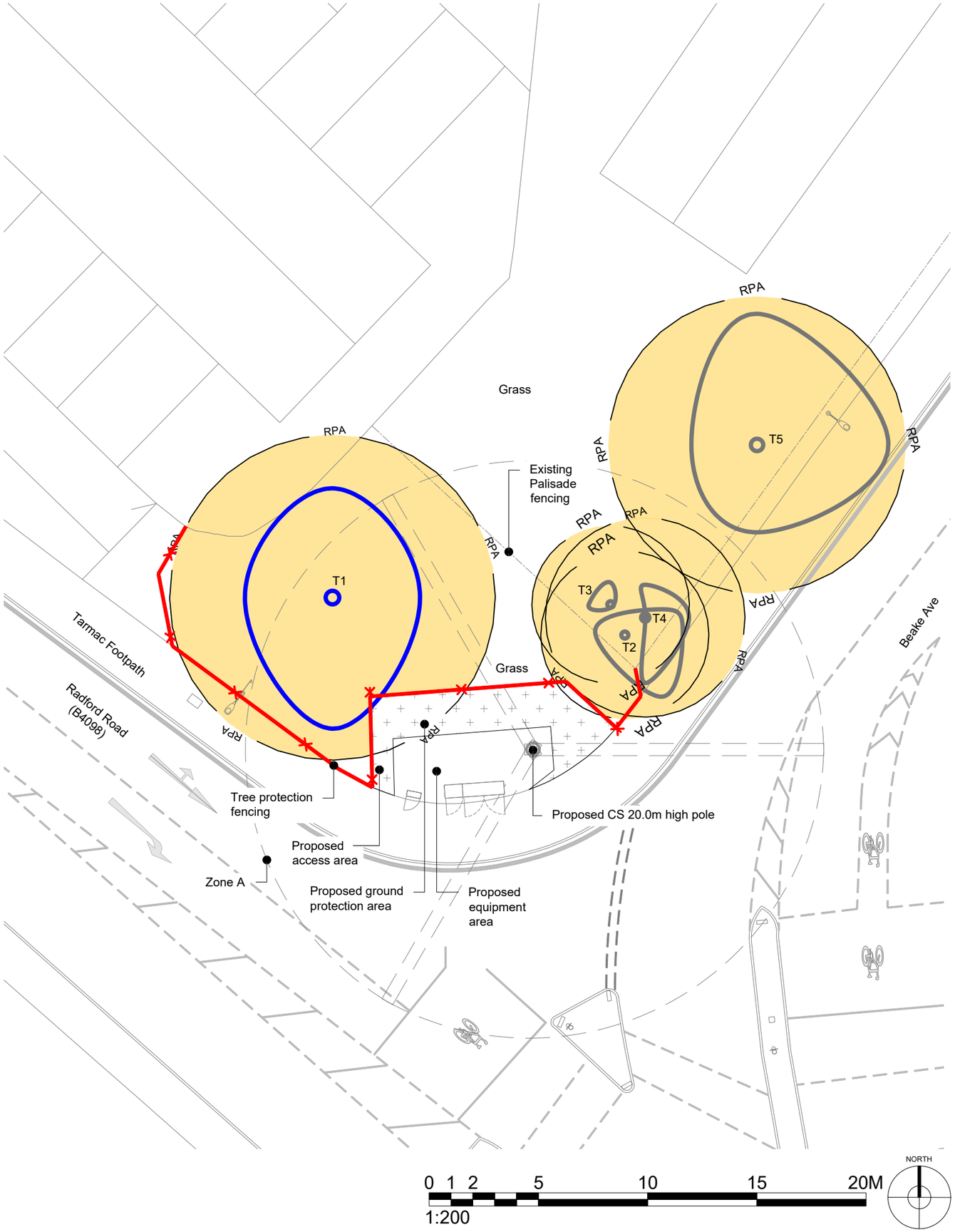
4.2.3 Wheeled or Tracked Construction Traffic exceeding 2 ton gross weight;
An alternative system such as a proprietary systems or pre cast reinforced concrete slabs to an engineering specification designed in conjunction with arboricultural advice.

5.0 CANOPY PROTECTION

5.1 At all times, canopies should be protected from accidental damage by vehicle or machinery movement.

5.2 The use of any machinery directly underneath any tree canopy should be avoided, unless authorised by the on site supervising project arboricultural consultant, taking into account the dimensions of the machinery/ equipment and the height of lower canopy branches.

5.3 Any tree specific canopy protection measures to be determined and put in place by on site supervising arborist at commencement of works.



LEGEND:

Existing category 'B' trees to be retained

Existing category 'C' trees to be retained

Construction Exclusion Zone (CEZ) within Root Protection Area (RPA)

Proposed tree protection in accordance with BS 5837:2012 (see notes for detailed information).

Proposed temporary ground protection suitable to wheeled or tracked construction traffic to be installed in accordance with arboriculutral report guidance.

Rev	Changes	Date	DR by	AP by
P01	1st issue	11/08/2025	IH	LG

Ground Control

Ground Control Ltd., Kingfisher House, Radford Way, Billericay, Essex, CM12 0EQ
T: 01277 650 697 E: info@ground-control.co.uk www.ground-control.co.uk

Client

WHP TELECOMS LTD.

Project (Address)

TELECOMS - 650856 - BEAKE AVENUE

RADFORD, DAIMLER GREEN, COVENTRY, CV6 3AA

Drawing title

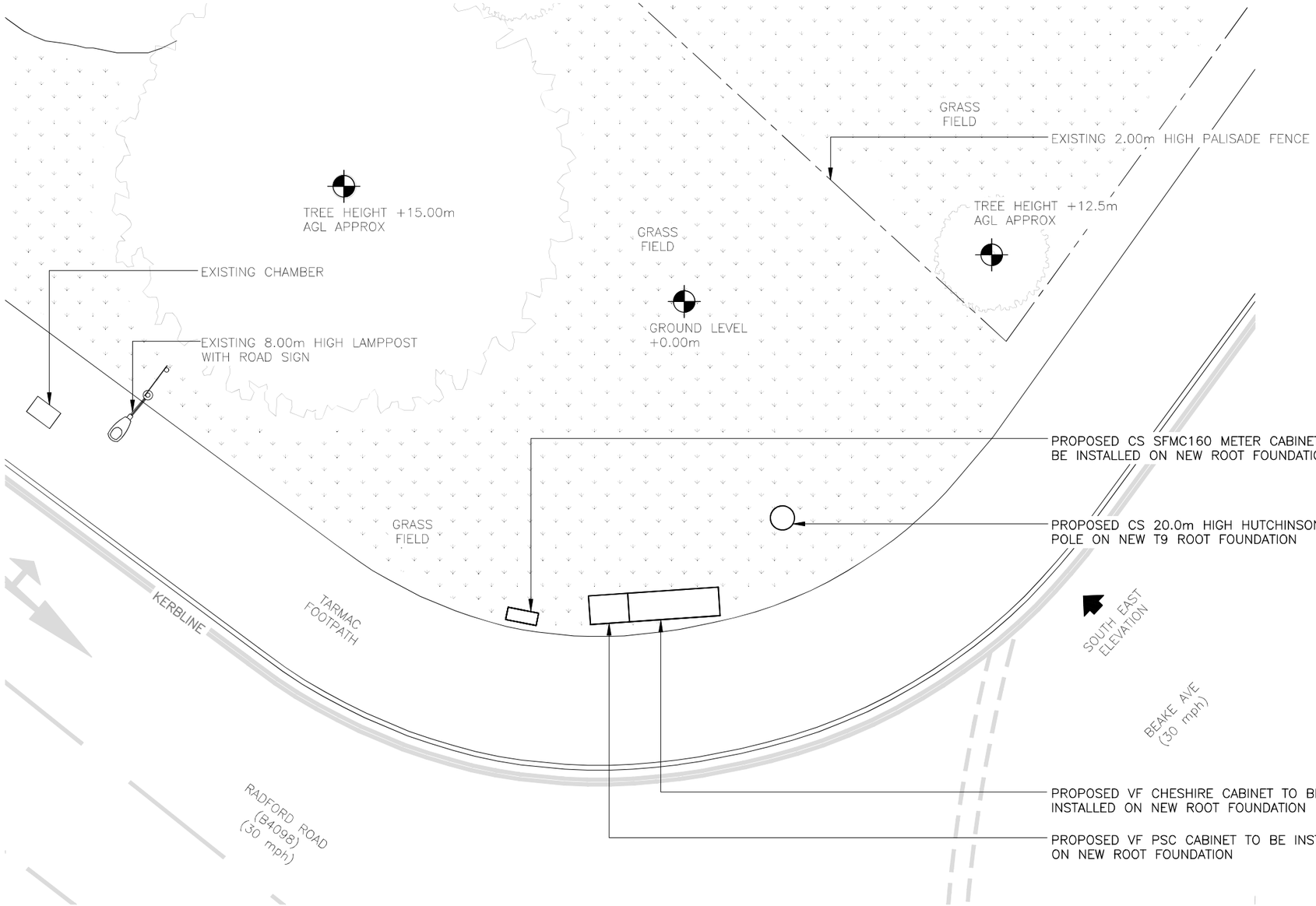
TREE RETENTION AND PROTECTION PLAN

Drawing No.	RIBA Stage	Status	Rev
J250857-GCL-ZZ-ZZ-D-ARB-0101	-	-	P01

GC Project ID	Issue status
J250857	Planning

Scale(s)	1st Issue Date	Drawn by	Checked by
1:200 @ A3	11/08/2025	IH	LG

Notes:
1. © This drawing is the copyright of Ground Control Ltd and cannot be reproduced in any form without express consent of the company.
2. Do not scale off this drawing. All written dimensions are to be checked on site prior to commencing works.
3. All discrepancies, errors or omissions are to be reported for clarification before proceeding.



PROPOSED SITE PLAN
(1:100)

0 1 2 3 4 5m
1:100

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 432501 | N: 280801

NOTE:
ALL CABINETS, STREETPOLE & POLE MOUNTED EQUIPMENT TO BE PAINTED BLACK (RAL9005)

REV	MODIFICATION	BY	CH	DATE
B	AMENDED AS PER DAF	CT	CT	06/05/25
A	PLANNING ISSUE	RGN	CT	24/04/25

WHP Telecoms Ltd
Faraday Court
401 Faraday Street
Birchwood Park
Warrington WA3 6GA
Tel: 01925 424100 Fax: 01925 424101
e-mail: info@whptelecoms.com

cornerstone

Cell Name	Opt.
BEAKE AVENUE	C

Cell ID No

CSID	– VF	– TEF
30840000	23457_0	N/A
Project No.	– TM Cell ID	– N/A
–	–	–

Site Address / Contact Details

BEAKE AVENUE
RADFORD, DAIMLER GREEN
COVENTRY
CV6 3AA

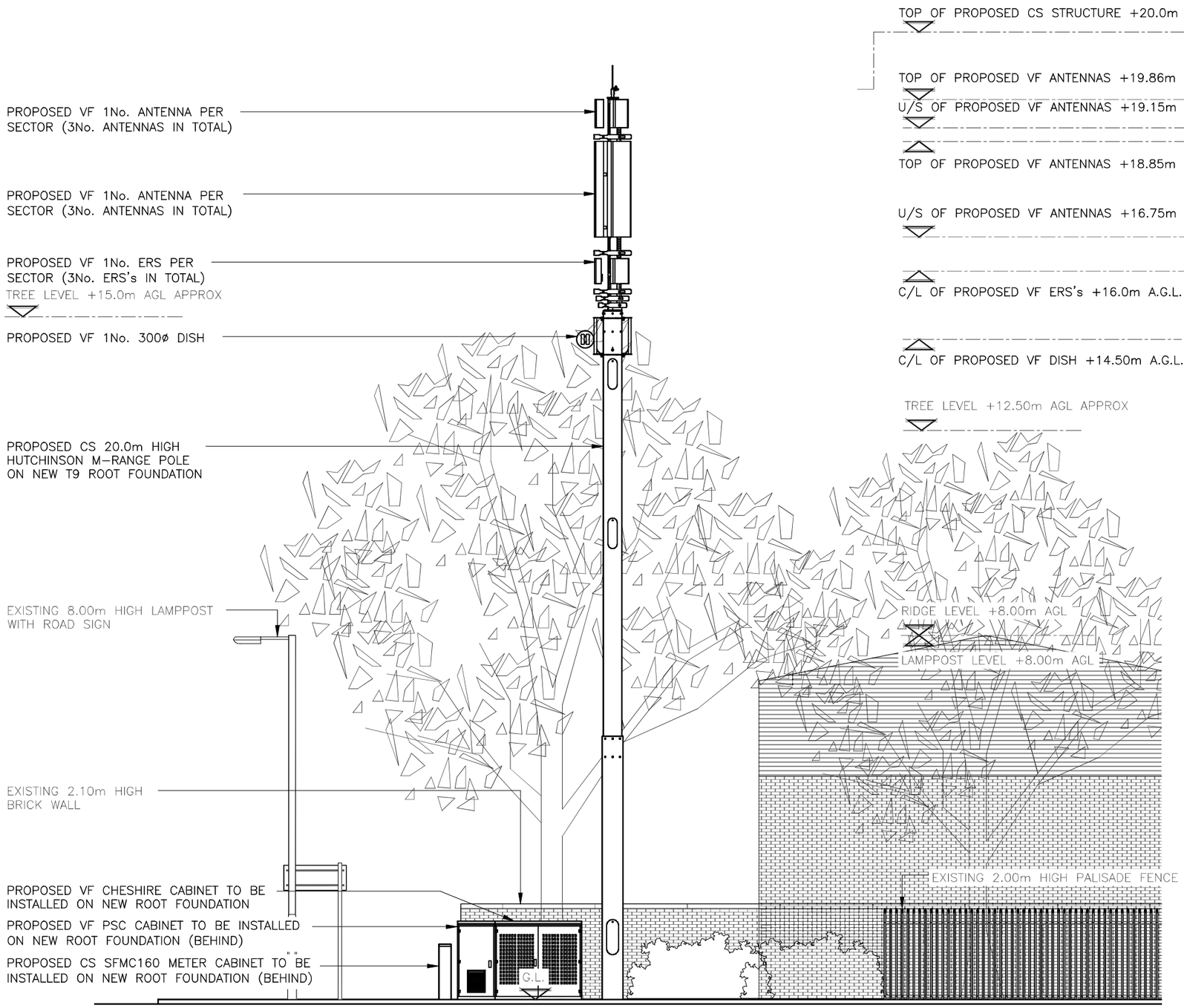
Drawing Title: PROPOSED SITE PLAN

Purpose of issue: PLANNING | Dwg Rev: B

Drawing Number: 201

Surveyed By:	Original Sheet Size:	Pack Issue:
WHP	A3	B

Drawn:	Date:	Checked:	Date:
RGN	24/04/25	CT	24/04/25



PROPOSED SOUTH EAST ELEVATION
(1:100)

0 1 2 3 4 5m
1:100

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 432501 N: 280801

NOTE:
ALL CABINETS, STREETPOLE & POLE MOUNTED EQUIPMENT TO BE PAINTED BLACK (RAL9005)

REV	MODIFICATION	BY	CH	DATE
B	AMENDED AS PER DAF	CT	CT	06/05/25
A	PLANNING ISSUE	RGN	CT	24/04/25

WHP Telecoms Ltd
Faraday Court
401 Faraday Street
Birchwood Park
Warrington WA3 6GA
Tel: 01925 424100 Fax: 01925 424101
e-mail: info@whptelecoms.com

cornerstone

Cell Name	Opt.
BEAKE AVENUE	C

Cell ID No

CSID	– VF	– TEF
30840000	23457_0	N/A
Project No.	– TM Cell ID	– N/A
–	–	–

Site Address / Contact Details

BEAKE AVENUE
RADFORD, DAIMLER GREEN
COVENTRY
CV6 3AA

Drawing Title: PROPOSED SITE ELEVATION

Purpose of issue: PLANNING — Dwg Rev: B

Drawing Number: 301

Surveyed By:	Original Sheet Size:	Pack Issue:
WHP	A3	B

Drawn:	Date:	Checked:	Date:
RGN	24/04/25	CT	24/04/25

SDNT0005 Version 2.3

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Planning Committee Report	
Planning Ref:	PL/2025/0000917/FUL
Site:	249 Green Lane, Coventry, CV3 6EF
Ward:	Wainbody
Proposal:	Two storey rear extension and change of use from residential property to day nursery [20 children]
Case Officer:	Grace Goodman

SUMMARY

The application proposes a two storey rear extension and a change in use of the property from a dwellinghouse (use class C3) to a children's day nursery (use class E) for up to 20 children with associated parking provision at Leasowes Nursery.

BACKGROUND

The application is currently recommended for approval. The application previously submitted (PL/2024/0001900/FUL) initially proposed a nursery for 50 children, which was then promptly reduced to 30 children. The assessment of the proposed 30 children nursery was ultimately refused under delegated, mostly due to highway concerns regarding the reliance of on street parking for drop-off and pick-up which could place further stress on the existing parking availability on Green Lane. There was also concern regarding the intensity of the use of the site with 30 children. The application was then re-submitted (current application) proposing 30 children again but with parking provision at Leasowes Garden Nursery to overcome the highways objection and reduce the need for parents to park on street. The number of children proposed has been further reduced to 20 during the course of this application, in order to address concerns regarding the intensity of use and likely disturbance to neighbours.

KEY FACTS

Reason for report to committee:	More than 5 objections
Current use of site:	Dwellinghouse (use class C3)
Proposed use of site:	Children's day nursery (use class E)

RECOMMENDATION

Planning Committee are recommended to delegate the grant of planning permission to the Strategic Lead for Planning subject to conditions and the completion of a Unilateral Undertaking to secure the parking provision as summarised in this report and for the Strategic Lead for Planning to agree any necessary amendments to the Legal Agreement and Planning Conditions in consultation with the Chair. In the event that the Unilateral Undertaking is not completed within 6 months, it is recommended that the refusal of the application is delegated to the Strategic Lead for Planning.

REASON FOR DECISION

- The proposal is acceptable in principle.

- The proposal will not adversely impact upon highway safety subject to securing parking provision at Leasowes Nursery.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: AC2, AC3, AC4, CO1, DS3, DE1, H5 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

SITE DESCRIPTION

The application site relates to a two-storey end of terrace dwelling which has hardstanding and a dropped kerb to the front of the site to provide access to the two vehicle parking spaces. The immediate vicinity is predominantly residential dwellings especially on the eastern side of Green Lane. On the other side of the road lies Leasowes Garden nursery, which has a car park to the front, the entrance to which is approximately 35m north-west of the application site. Leasowes Garden Nursery lies outside of Coventry administrative boundary and lies within Warwick District Council administrative area. Also, along Green Lane lies both Finham Primary School approximately 500m to the south-east and Finham Park Secondary school approximately 100m to the north-west.

APPLICATION PROPOSAL

The application proposes to change the use of the premises to a children's day nursery for up to 20 children. This has been reduced from 30 children. To facilitate the conversion to a nursery a two-storey rear extension is proposed. This extension will be 3m in depth at first floor with an extra 1m depth at ground floor. The extension will have a pitched roof and will ensure the continuation of the hipped roof. The extra 1m single storey extension will have a mono pitched roof. Two parking spaces for staff are to be provided on the site frontage where there is an existing area of hardstanding and a dropped kerb serving the property and parking for visitors/ drop off is proposed to be provided at Leasowes Garden Nursery opposite the site. A duplicate application has been submitted to Warwick as this is a cross-boundary planning application as Leasowes Nursery falls within their administrative boundary.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
PL/2024/0000883/PAH	Application under Prior Approval for single storey rear extension. The extension will be 6.00 metres away from the original rear wall of the building with a height of 3.80 metres at the highest point and 2.50 metres to the eaves	Refused 24- 06-2024
PL/2024/0001900/FUL	Two storey rear extension and change of use from residential property to day nursery	Refused 28- 04-2025

(Warwick duplicate application)	Two storey rear extension and change of use from residential property to day nursery	Undetermined as of September 2025/ minded for approval at Committee in October

POLICY

National Policy Guidance
National Planning Policy Framework (NPPF) December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance
The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:
Policy DS3: Sustainable Development Policy
Policy H5: Managing Existing Housing Stock
Policy DE1 Ensuring High Quality Design
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy CO1: New or improved social community and leisure premises

Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation

Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:
Policy DS3: Sustainable Development Policy
Policy H5: Managing Existing Housing Stock
Policy DE1 Ensuring High Quality Design
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy CO1: New or improved social community and leisure premises

Supplementary Planning Guidance/ Documents (SPG/ SPD):
SPD Coventry Connected
SPD Householder Design Guide

CONSULTATION

Support has been received from
- Childcare/Early Years

No Objections subject to conditions/contributions have been received from:

- Highways
- Environmental Protection

Neighbour consultation
Immediate neighbours and local councillors have been notified; a site notice was posted on 14/05/2025.

Neighbour notification was originally sent on 13th May 2025 and twenty-four letters of objection were received,

Following reduction in numbers, neighbour notification letters were sent out on 9th July 2025. Fifteen further objections were received, re-iterating their previous comments.

The following material planning considerations were raised:

- Likely rise in traffic volume and congestion
- Potential highway safety issues and greater risk of traffic-related accidents
- Increased noise pollution due to additional vehicular movement
- Disturbance caused by loud noise from children playing both indoors and outdoors
- Could set a precedent for further commercial development in a residential neighbourhood
- Lack of demonstrated demand for a nursery facility in the area
- Loss of three-bedroom family dwelling
- Absence of similar two-storey rear extensions in the locality
- Extension would result in loss of natural light and increased overshadowing
- Negative impact on the local character and visual appearance of the area

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, the impact upon the character of the area, the impact upon neighbouring amenity, and highway considerations.

Principle of development
The National Planning Policy Framework, paragraph 11, states that “Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means:-

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date , granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular

regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Para. 100 of the NPPF states that; It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
(a) give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and
(b) work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Policy CO1 states that proposals for social, community and leisure facilities will be considered through the following sequential approach:
a. Designated centres to support the centres hierarchy;
b. Where no suitable sites are available in a designated centre, an edge-of-centre location;
c. Where no edge of centre sites are available, a site adjacent to other associated facilities including existing schools and educational facilities;
d. Only where no suitable site can be identified having regard to points 1-3, will stand alone sites be supported,

The application site is currently a vacant residential property which lies outside of a defined centre. The planning statement submitted in support of the application identifies that the proposals for the provision of a new nursery in the Wainbody Ward is crucial to expand childcare offers for parents in the area. The closest defined centres are Green Lane local centre, Baginton Road local centre and Daventry Road District Centre, although Cannon Park Major District Centre is also within the Ward. The planning statement states that "a search of premises was undertaken in the local Wainbody Ward area in the local centres of Baginton Road and Daventry Road. No suitable properties were identified". Whilst Cannon Park has not been considered, its 'shopping mall' type provision is unlikely to provide a unit suitable for nursery provision.

The proposed children's day nursery at 249 Green Lane would occupy an "out of centre" location, and it is considered it would only have a limited impact on the vitality and viability of the thriving Centres nearby. Whilst not within or adjacent to a defined centre, the property however is located in close proximity to both Finham Primary and Finham Park Secondary schools. Therefore, criteria a-c cannot be met however criteria 'd' of Policy CO1 is considered to be met.

Policy H5 of the adopted Coventry Local Plan (2017) states that, where appropriate, the existing housing stock will be renovated and improved, in association with the enhancement of the surrounding residential environment to meet local needs. t Policy H5 has been revised under the emerging Local Plan Policy to reinforce the retention of housing and includes the wording 'the conversion of existing dwellings to uses other than primary residential will be resisted, unless very special circumstances can be demonstrated including why the non-residential use would better meet the need of the

local area and the aims of the Local Plan than the existing dwelling would'. However, this carries limited weight at this time.

Impact on visual amenity
Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Paragraph 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The National Planning Policy Framework, paragraph 135 states that “Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The application proposes that the property be extended to the rear to accommodate the proposed nursery use. The extensions are considered to be appropriately designed and will ensure the continuation of the hipped roof. It will not be visible from the street and therefore would not have any negative impact on the street scene. The overall scale, design and materials of the extensions are considered to have an acceptable impact upon the character of the dwelling.

Impact on residential amenity
Paragraph 135 of the NPPF seeks to ensure that development proposals do not have a detrimental impact upon the residential environment of neighbouring occupiers, Policy DE1 is consistent with the NPPF in this regard. Further to the aforementioned policy, Coventry City Council has adopted a Householder Design Guide which is a material planning consideration in the determination of this application. The SPD states that the depth of the extension should not exceed 4m along the boundary or impinge an imaginary 45-degree line taken from the centre of the neighbour’s closest habitable rear facing

window (whichever gives the greatest depth). The ground floor element of the extension does not exceed 4m and therefore accords with the SPD. First floor extensions should not infringe the 45-degree line. The first floor extension is smaller and accords with SPD as there is no breach of the 45-degree line from the nearest habitable windows at No. 247 or No. 251 Green Lane. Consequently, the extensions to the rear of the property are considered to accord with the householder design guide and would not result in any significant harm to neighbouring occupiers from unacceptable loss of light or increased visual intrusion.

The property is an end of terraced property and therefore there is potential for the proposed use to result in noise and disturbance to neighbouring residential occupiers and there is some concern of internal noise transfer. However, it is not unusual for nursery provision to be within converted residential properties within residential areas with examples across the city. In this instance, the applicant has proposed party wall with insulation and acoustic underlay which is considered satisfactory to Environmental Protection to limit the internal noise transfer and a condition is recommended to ensure that this is installed. The garden area will be used for external play, which will create audible noise for the neighbours. To mitigate the noise, it is proposed that the numbers of children playing in the rear garden will be limited to 7 children at any one time. The staggered play time management plan has been created to ensure no overlap between groups and no outdoor play before 9am or after 4.30pm. There will also be no outdoor play at lunchtime between the hours of 11am and 1.15pm. Environmental Protection consider the submitted Management Plan with limits on the numbers of children playing outside at any one time and to be staggered during specified hours is acceptable which will mitigate excessive noise. Consequently, they now have no objection subject to conditions to ensure that the premises operate in accordance with the submitted details. Whilst the proposals will result in increased comings and goings to the premises during the daytime, no use is proposed at weekends and in view of the numbers proposed and the details set out in the management plan which restricts the numbers of children playing outside at any one time, it is considered that on balance there would be limited harm to neighbouring occupiers from increased noise and disturbance.

Highway considerations
Policy AC2 requires safe and appropriate access on the highway for traffic and ensures proposals do not have a detrimental impact on public highway safety. Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

Parking provision should accord with the maximum standard expressed in Appendix 5 unless it has been clearly demonstrated that the site is in a highly accessible location where transport, by means other than the private car is a realistic alternative. The proposal lies on a bus route (Number 9) with bus stops located within 150m of the site and therefore is accessible by public transport for residents within Finham and towards the city centre The proposed change of use to a day nursery with 5 FTE staff would require 3 parking spaces under the parking standards, of which state that 1 parking space

is required per 2 FTE staff members, thereby creating a total of 2.5 spaces (3 rounded). The applicants have indicated that two parking spaces will be available on the existing hard standing in front of the dwelling for staff, one below the required standard. Further to this, the SPD also states that such uses should provide appropriate drop-off facilities.

In this case Leasowes Garden Nursery across the road, which lies within Warwick District Council's administrative boundary, the applicants are proposing to use parking facilities at Leasowes Garden Nursery where up to 17 spaces will be available for use by the nursery and a pedestrian gate is proposed to allow direct access onto Green Lane. Highways are satisfied with this off-site parking provision, provided that it is availability is appropriately secured which could be achieved by a Unilateral Undertaking. A pedestrian dropped kerb crossing will also be provided through a S278 on Green Lane to provide a safe crossing point for members of the public especially those travelling from Leasowes Car Park to 249 Green Lane. Subject to securing the provision of the Leasowes Nursery car park with pedestrian access to Green Land and a dropped kerb crossing, highways raise no objections to the proposal and it is considered that there would be no harm to pedestrian or highway safety.

Equality Implications
Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

Conclusion
The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity and highway safety subject to relevant conditions and agreements. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies H5, DE1, AC2, AC3, AC4, and CO1 of the Coventry Local Plan 2017 and the emerging Local Plan Policies together with the aims of the NPPF.

CONDITIONS/REASONS

1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	*To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)*
2.	The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Floor Plans and Elevations DWG A101 Proposed Floor Plans and Elevations DWG A103 Planning Statement (July 25) Transport Statement Rev F Site Plan DWG A104 Rev 4 Location Plan DWG A102-Rev1 Noise Management Plan and Staggered Playtime Plan
Reason	*For the avoidance of doubt and in the interests of proper planning.*
3.	Other than where specified on the approved plans, no facing and roofing materials shall be used other than materials similar in appearance to those used predominantly in the construction of the exterior of the existing building.
Reason	*To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.*
4.	The premises shall not be open to children other than between 7:30 hours and 18:00 hours Mondays to Fridays, and the premises shall be closed on Saturdays, Sundays and Bank/Public Holidays.
Reason	*To safeguard the amenities of nearby occupiers in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.*
5.	Prior to the first occupation of the development hereby permitted, details of bin storage areas to the rear of the property shall be submitted to and approved in writing by the Local Planning Authority. The bin storage areas shall be provided in full accordance with the approved details prior to first occupation of the development and thereafter they shall remain available for use at all times and shall not be removed or altered in any way.
Reason	*In the interests of visual and neighbouring amenity in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.*

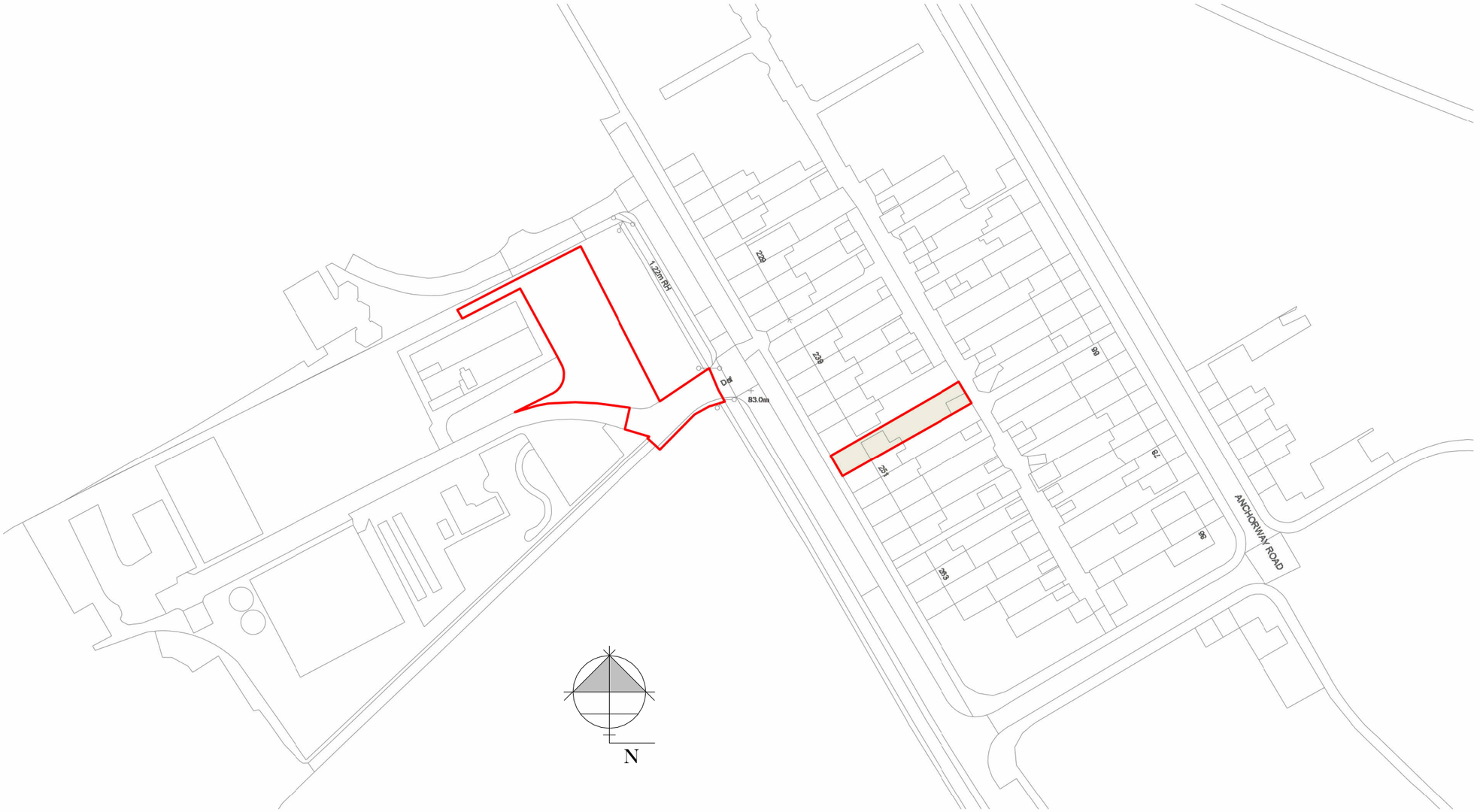
6.	Notwithstanding the details shown on the approved plans; prior to occupation of the nursery hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
Reason	*In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2017 and the emerging Local Plan.*
7.	No development shall commence unless and until details of the wall and floor insulation of the building has been submitted to and approved in writing by the Local Planning Authority. The sound insulation shall be installed in full accordance with the approved details prior to the first use commencing and thereafter such works shall not be removed or altered in any way.
Reason	*To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.*
8.	The development hereby permitted is granted only in conjunction with the use of the car park at Leasowes Garden Nursery. If this parking becomes non available for any reason then the use of 249 Green Lane as a nursery shall cease and returned to original use as a C3 dwellinghouse.
Reason	*To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2017 and the emerging Local Plan.*
9.	No more than 20 children shall be cared for on the premises at any one time
Reason	*To ensure that the premises are not used in an over intensive-manner such as to be harmful to the amenities of local residents through noise and disturbance in accordance with Policies DE1, AC2 and AC3 of the Coventry Local Plan 2017 and the emerging Local Plan.*
10.	The development hereby permitted shall not be occupied until the pedestrian access from within Leasowes Car Park and pedestrian dropped kerb on Green Lane has been made available for use.
Reason	*To ensure the satisfactory provision of pedestrian access in accordance with the Council's standards and in the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2017 and the emerging Local Plan.*

11.	The development hereby permitted shall have no more than 7 children outside in the rear garden at any one time in accordance with the timings within the Noise Management Plan (document reference: 'Noise Management Plan and Staggered Playtime Plan')
Reason	*To ensure that the development is not used in an over-intensive manner, prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policies DE1, H3 and H5 of the Coventry Local Plan 2017 and the emerging Local Plan.*

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Revision Schedule

no.	revision	date
1	Blue line revised to be red	09/01/2025



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1:250 Scale

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These proposals may include work covered by the Party Wall Act 1996. Notice should be given to neighbouring landowners prior to commencing work on site. If in doubt consult party wall surveyor prior to commencement of work on site

PRINT ON A1 PAPER

1 LOCATION PLAN

1 : 1250

Title:

LOCATION PLAN

Drawing phase:

EXISTING

Client: STEVE CARVELL

Project Number: C6881

Sheet Number: A102

Revision 1

Drawn By: Iain Denton

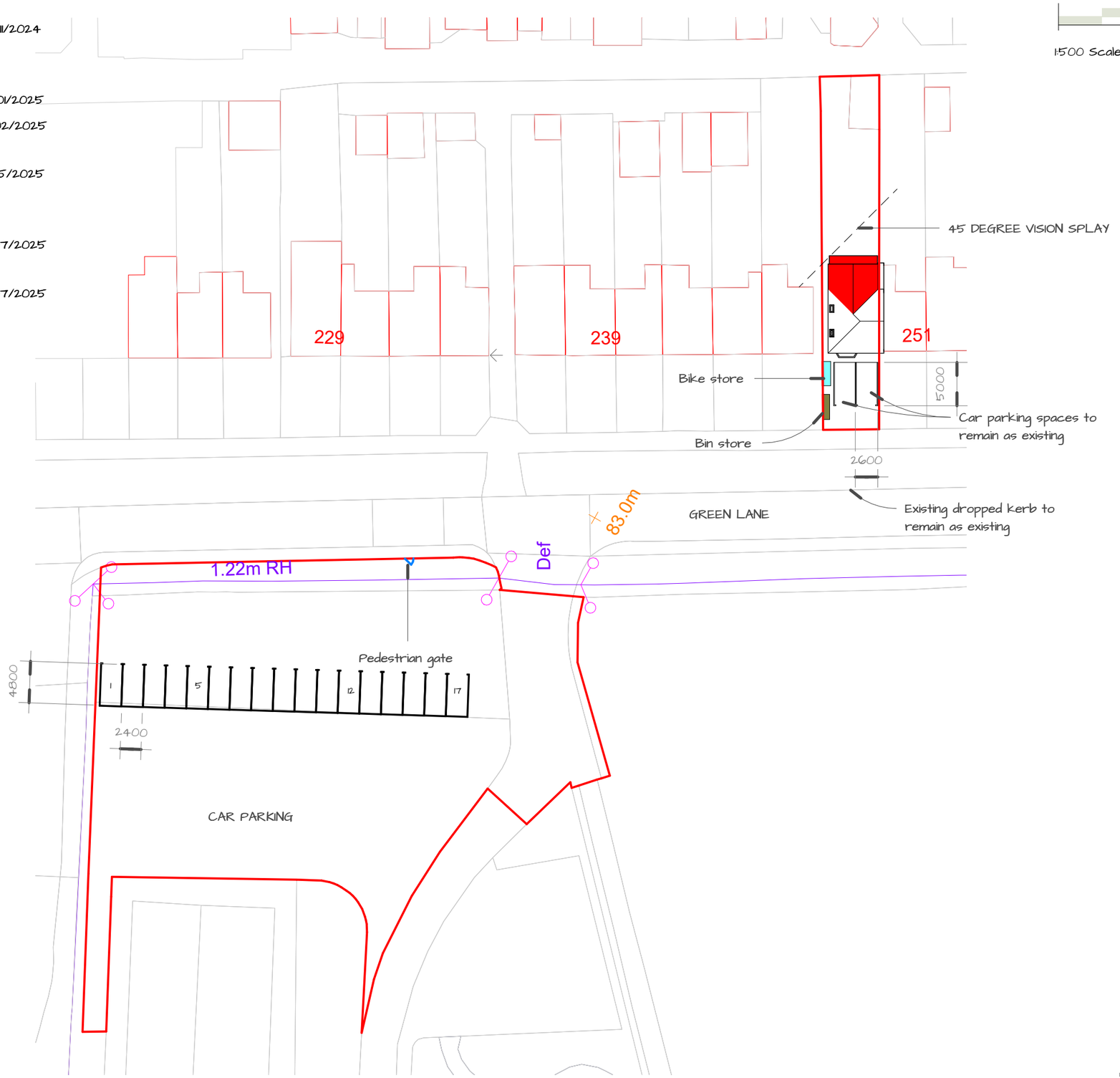
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iain denton
249 GREEN LANE
COVENTRY CV3 6EF
Tel: 01564 77 7172 - Email: design@iaindenton.com

Revision Schedule

no.	revision	date
1	Plans revised to show existing car parking retained	08/11/2024
2	Blue line revised to be red	09/01/2025
3	Off site car parking removed	28/02/2025
4	Car parking reintroduced and bin & cycle stores added	12/05/2025
5	Car parking spaces dimensioned	23/07/2025
6	pedestrian gate added and boundary extended	23/07/2025



1 SITE PLAN

1 : 500

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PRINT ON A1 PAPER

Title:

PROPOSED SITE PLAN

Drawing phase: EXISTING

Client: STEVE CARVELL

Project Number: C6881

Sheet Number: A104

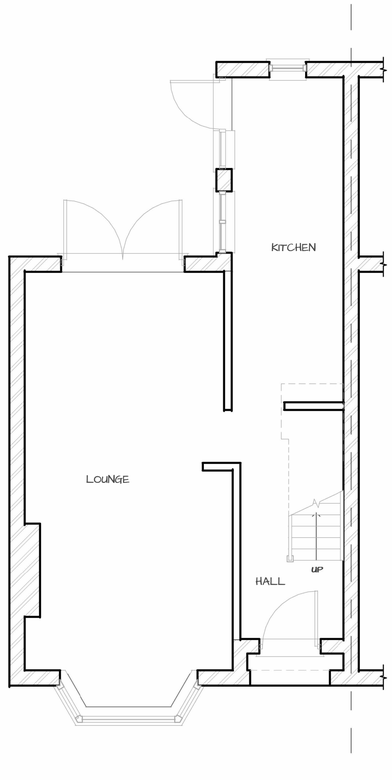
Revision 6

Drawn By: Iain Denton

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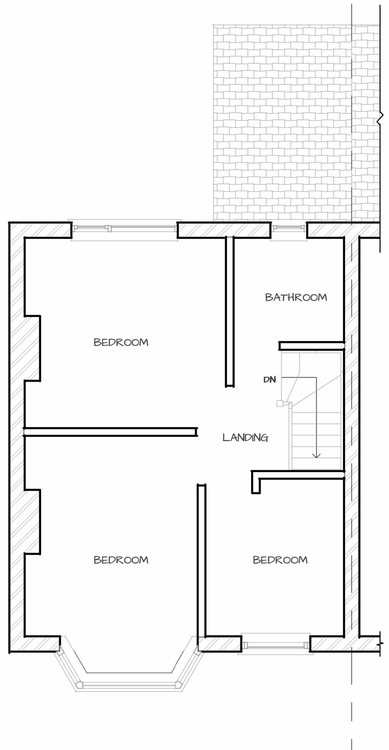
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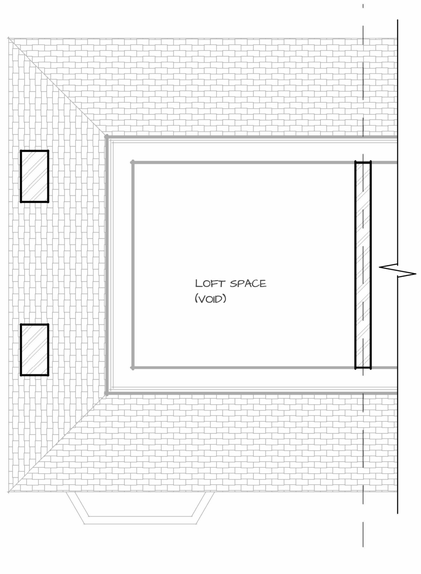
2 GROUND FLOOR PLAN

1 : 50



1 FIRST FLOOR PLAN

1 : 50



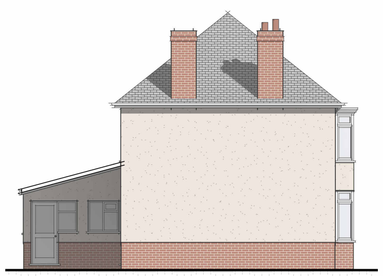
3 SECOND FLOOR PLAN

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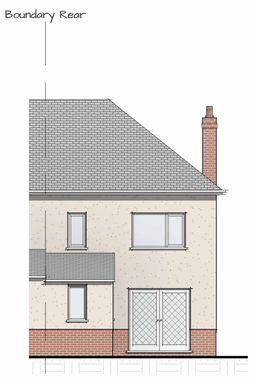
4 FRONT

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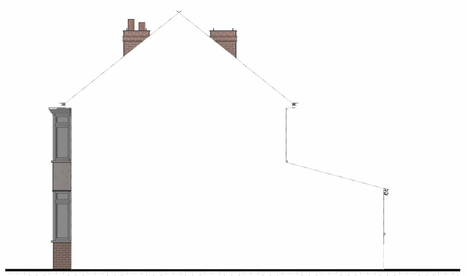
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1 : 100



6 REAR

1 : 100



7 RIGHT

1 : 100

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1:50 Scale

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1:100 Scale

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PRINT ON A1 PAPER

TITLE

EXISTING PLANS

DRAWING PHASE

EXISTING

Client: STEVE CARVELL

Project Number: C6881

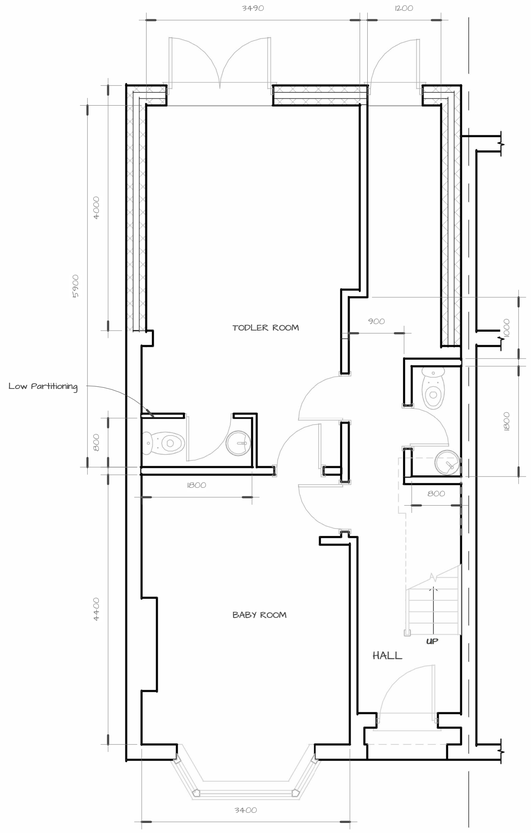
Sheet Number: A101

Drawn By: Iain Denton

Scale: As indicated

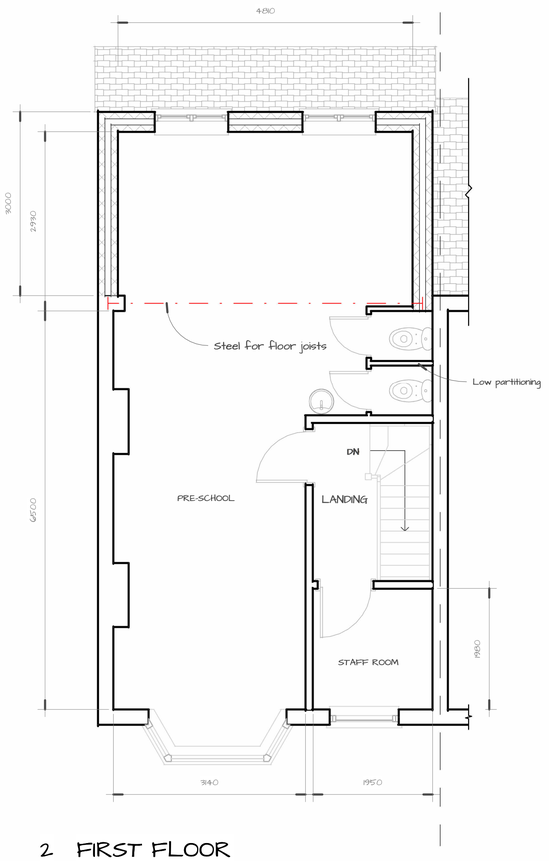
Date: 12/09/2024 16:17:24

iain denton 249 GREEN LANE
COVENTRY CV3 6EF
Tel: 01564 77 7172 - Email: design@iaindenton.com



1 GROUND FLOOR

1 : 50



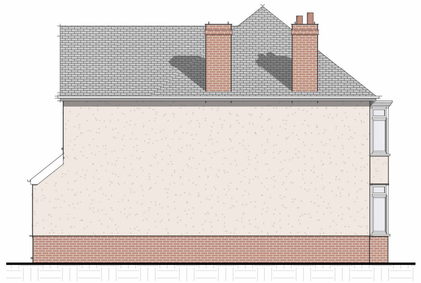
2 FIRST FLOOR

1 : 50



4 FRONT ELEVATION

1 : 100



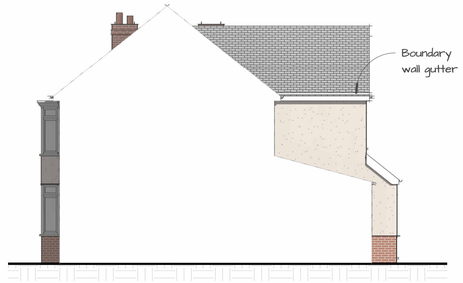
5 LEFT ELEVATION

1 : 100



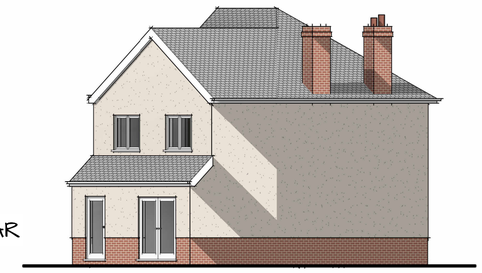
6 REAR ELEVATION

1 : 100



7 RIGHT ELEVATION

1 : 100



8 3D REAR

0 1 3 m

1:50 Scale

0 1 5 m

1:100 Scale

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It is the contractors responsibility to check all dimensions prior to starting construction on site. Report any descrepancies to the Client or Iain Denton Ltd before proceeding. Do not scale, use figured dimensions only. Dimensions are taken from plasterboard face or stud partitions and internal block / brick face to masonry walls

Boundary positions shwon represent interpretations of existing situations on site and do not constitute a legal defention. Clients are advised to verify all boundary positions on site and agree locations with neighbours prior to starting work.

Boundaries can be verified by checking title deeds or by consulting with your solicitor.

These proposals may include work covered by the Party Wall Act 1996. Notice should be given to neighbouring landowners prior to commencing work on site. If in doubt consult party wall surveyor prior to commencement of work on site.

PRINT ON A1 PAPER

TITLE

PROPOSED PLANS

DRAWING PHASE

EXISTING

Client: STEVE CARVELL

Project Number: C6881

Sheet Number: A103

Drawn By: Iain Denton

Scale: As indicated

Date: 17/09/2024 11:05:46

iain denton 249 GREEN LANE COVENTRY CV3 6EF

Tel: 01564 77 7172 - Email: design@iaindenton.com

Planning Committee Report	
Planning Ref:	PL/2025/0000931/FUL
Site:	Land at Walsgrave Club, 146 Woodway Lane, Coventry
Ward:	Henley
Proposal:	Change of use to car wash, erection of canopies and associated external works including container (retrospective)
Case Officer:	Tom Cox

SUMMARY

The car wash and associated facilities by virtue of the detrimental impact upon the neighbouring amenities and visual appearance of the area deem this use unacceptable in this predominantly residential area contrary to policies JE5 and DE1 of the Local Plan 2017 the emerging Local Plan and the principles of the National Planning Policy Framework.

BACKGROUND

This is a retrospective application for planning permission which has been made following investigation by Planning Enforcement.

KEY FACTS

Reason for report to committee:	5 representations received contrary to the officer recommendation (8 representations received in line with the officer recommendation)
Current use of site:	Car Park for the club
Proposed use of site:	Car Wash

RECOMMENDATION

Planning Committee are recommended to refuse planning permission for the reasons set out within this report.

REASON FOR DECISION

The retention of the car wash and associated structures and container is considered contrary to Policies DE1 and JE5 of the Coventry Local Plan 2017 and the emerging Local Plan by reason of the siting and use of the car wash and associated facilities which result in an unacceptable level of noise and disturbance from the equipment/machinery together with the associated comings and goings of vehicles resulting in a significant adverse impact upon residential amenities of adjacent residents, particularly in Elizabeth Way. Furthermore, the shipping container and makeshift canopy is considered harmful to the visual amenity of the locality and to the predominantly residential character of the area.

SITE DESCRIPTION

The site compromises a section of car park associated with the Walsgrave Social Club. The club fronts Woodway Lane, however is accessed from Narberth Way.

The site is located within a predominately residential area. Properties on Woodway Lane and Elizabeth Way sit directly adjacent to the boundary of the club with the properties on Narberth Way located directly facing on the opposite side of the road. The club site with the car park which measures approx. 80m by 40m, also has a bowling green and outdoor astroturf sports facility which sit between the car park and the southern boundary of the site.

The section of car park in question is the most eastern portion of the car park furthest away from the club building and sits behind the outdoor sports facility. The car park is surrounded by mature landscaping on the eastern and southern boundary with the north boundary being more open to Narberth Way.

There are 3 accesses into the large car park all from Narberth Way

APPLICATION PROPOSAL

The proposal is for retrospective permission for the change of use of the land from a car park to a car wash. The car wash includes a jet wash, a large shipping container which is being used to house 2 water pressure pumps and welfare facilities, a makeshift canopy and 2 vacuum cleaners.

The large shipping container is located on the southeast corner of the car park adjacent to the landscaped area and behind the sports pitch. The canopy for the car wash, which consists of timber posts and corrugated roof, and the vacuum area is also behind the sports pitch area but slightly further off the boundary.

The access to the car wash utilises the existing access into the car park from Narberth Way furthest from the club building. The applicant has claimed that the car wash is open 7 days a week from 9am – 6pm.

A noise assessment has been submitted as part of the submission.

PLANNING HISTORY

There is no relevant planning history on this site.

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance
The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:
Policy DE1: Ensuring High Quality Design
Policy JE5: Location of R&D, Industrial and Storage/Distribution Development
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy AC3: Demand Management
Policy EM4: Flood Risk Management
Policy EM5: Sustainable Drainage Systems (SuDS)

Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation

Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy DE1 Ensuring High Quality Design
Policy JE5: Location of R&D, Industrial and Storage/Distribution Development

CONSULTATION

Non-statutory
No Objections received from:
- Highways

Objections have been received from:
- Environmental Protection

Neighbour consultation
Immediate neighbours and local councillors have been notified of the proposals.

8 letters of objection have been received, raising the following material planning considerations:
a) The use has increased noise pollution to the detriment of neighbouring amenities, which there is only a hedgerow separating some properties from the equipment generating the noise.
b) The car wash is used at all hours, before 9am and beyond 6pm.
c) The use has also increased traffic in the area which adds to the noise generated.
d) The area already experiences traffic to and from the school during the week and now further traffic due to queuing to get into the car wash.
e) The increase in traffic using the car wash is a concern in terms of pedestrian safety especially due to there being a school close by.
f) This use is not suitable in this quiet residential area.

g) People are using the hedgerow as a toilet when the club is closed as there are not facilities on site.
h) The appearance of the canopy is simply four wooden posts and a corrugated cover.
i) Associated banner and flags are an eyesore and not suitable in this residential area.

5 letters of support have been received, raising the following material planning considerations:
j) The car park is now safer and cleaner with the car wash in place and is a deterrent for antisocial and unwanted activity.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, the impact upon the character of the area, the impact upon neighbouring amenity and highway considerations.

Principle of development

With regards to the principle of development policy JE5, Location of R&D, Industrial and Storage/Distribution Development would be relevant. Whilst the use is not a traditional industrial use it is still a commercial use using equipment that is of more an industrial nature than domestic appliances.

Policy JE5 states that “proposals for new general industrial and storage/distribution development (including changes of use and the expansion of existing operations) on all sites (including those allocated under Policy JE2) will also be required to demonstrate that the proposed development would not result in significant harm to the amenities of persons occupying nearby residential property or other land occupied by uses sensitive to environmental pollution”.

As this use is located in a predominately residential area and is of more commercial nature which introduces noise and disturbance that results in significant harm to the amenities of neighbouring residents the principle of the development is not considered to be acceptable and is contrary to policy JE5 of the Local Plan.

The exact impact upon the neighbouring amenities is explored further in this report.

Impact on visual amenity
Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The car wash at present has a steel shipping container located on site with makeshift canopy which are harmful to the appearance of the site and its surroundings. The agent has indicated on the plans that the shipping container could be clad in timber and that the canopy could have an aluminium frame to improve the appearance of the structures, however there is no further information provided to support these comments, and the structures have been in place since March with little effort made to visually enhance them.

Therefore, as this is a retrospective application we are considering the structures that are already in place which the applicant is seeking to retain as part of this application. Due to the temporary and makeshift appearance of the structures, they result in detrimental impact, upon the character and appearance of the site and surrounding area contrary to policy DE1 of the Local Plan.

The letters of support indicate that the car wash has led to the site being kept free from fly tipping and antisocial behaviour, but this does not warrant the siting of substandard structures and containers to be located on site instead, nor a use which is detrimental to neighbouring amenities.

The banners and flags which align the Narberth Road advertising the car wash are not appropriate within this residential area and result in visual clutter upon the highway. However, these adverts would require separate advertising consent and therefore are not part of this assessment but for clarity would not be supported in their numbers and appearance as they would be contrary to policy DE1 of the Local Plan.

Impact on residential amenity

Following on from the principle of the development section of this report policy JE5(3) clearly states that new industrial uses, including the change of use of land, will be required to demonstrate that proposed development would not result in significant harm to the amenities of persons occupying nearby residential property or other land occupied by uses sensitive to environmental pollution.

The application was accompanied by a noise assessment, following the request by officers at validation stage. The noise report had assessed two scenarios in relation to the use, 1 without mitigation and 2 with mitigation. Mitigation measures included in the report consist of acoustic screening around the car wash with a roof also included. In both scenarios the report concluded that there would be significant adverse impact on the nearest sensitive receptor, those residents in Elizabeth Way, due to the uplift in noise generated from the use over and above that of the background noise of the area.

The Council's Environment Protection Officer has assessed the noise report and indicated that

"the noise report predicts a significant adverse impact of +13dB over background at the nearest receptors even with mitigation measures in place.

The report attempts to justify this by suggesting a noise management plan and that suburban type noise would mask the impact. However, I find it likely that (1) given the character of the noise is different to background type noise at this relatively quiet residential location away from busy roads, and (2) that a noise management plan alone is capable of reducing noise levels sufficiently to reduce likelihood of complaints (neither is this quantified in the report).

Given the significant adverse impact, I consider the development as currently unsuitable at this location"

The equipment used for the car wash would be generating the most noise from the site, however the presence of the car wash would attract more vehicle movements in this location throughout the day and therefore the associated general disturbance of engines running and the opening and closing of doors would add to the detrimental impact.

The objections received from residents in close proximity to the car wash commenting on the disturbance of the use and noise emanating from the site is evidence that this use is resulting in an adverse impact upon the amenities of neighbours which marries up with the findings of the report and the comments of the EP officer. Taking this into account it is therefore considered the car wash use is contrary to policy JE5 of the Local Plan 2017 and should be refused.

Highway considerations

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

The car wash, storage container and associated works are located towards the far corner of the site leaving an area of approximately 35 metres between the car wash and highway. The highway officers have reviewed the plans and visited the site and are of the opinion that this is sufficient space for cars to wait off the highway whilst awaiting their car to be cleaned, therefore it is unlikely to result in a severe impact upon the highway network as a result and have no objections to the scheme.

Taking the above into account the proposals would comply with policy AC3 of the Local Plan despite the objections from residents in terms of the build up of traffic as a result of the use.

Other Considerations

The site is enclosed on two sides by established hedgerow; however the storage container and car wash are located upon existing hardstanding and therefore no significant alterations to the areas within the root protection areas has been undertaken.

As the area is an existing car park there and the use has not resulted in any loss of vegetation the proposals would be exempt from biodiversity net gain.

Taking into account the proposals would not be contrary to policies GE3 and GE4 of the Local Plan 2017.

Equality Implications
Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

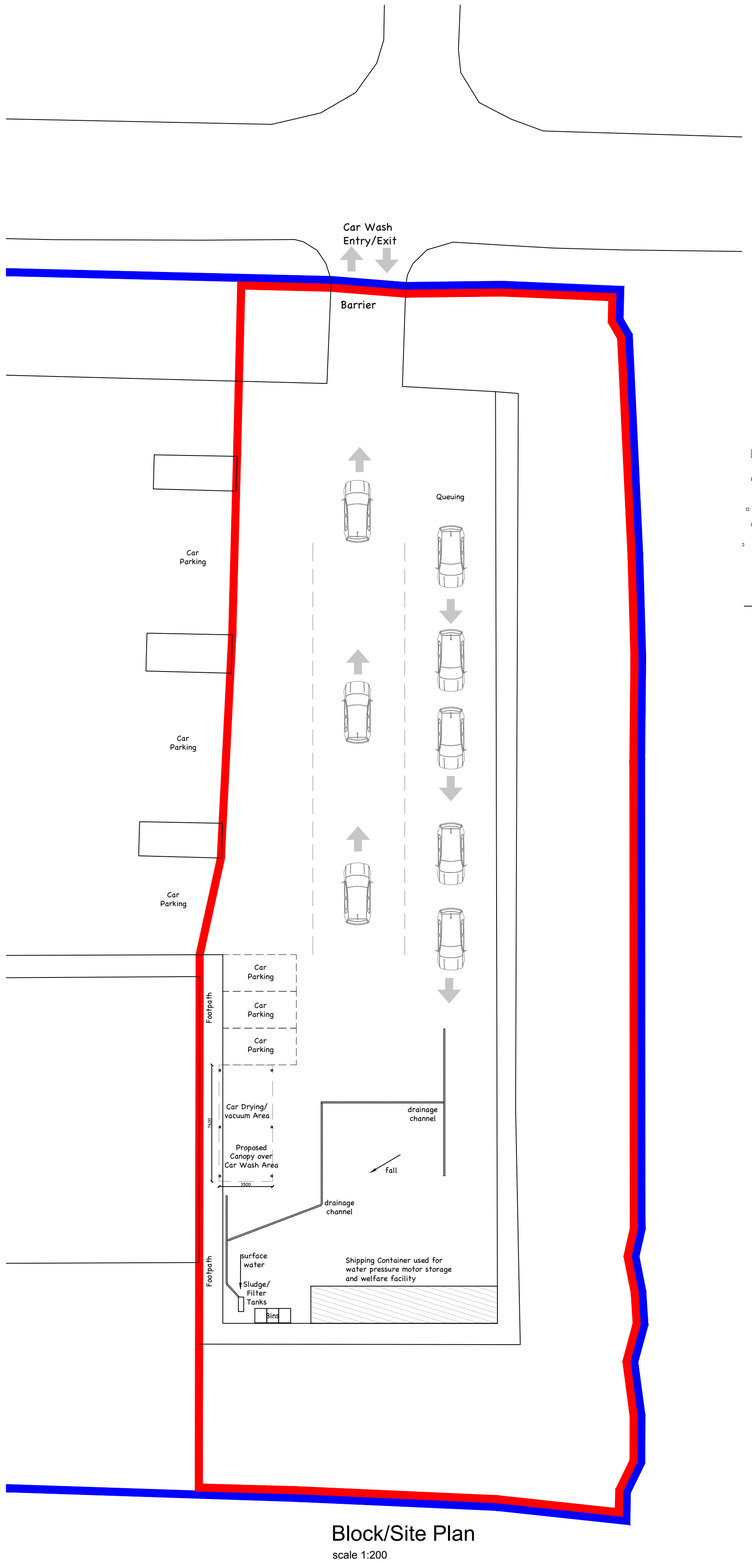
Conclusion

The siting and use of the car wash and associated facilities result in an unacceptable level of noise and disturbance from the equipment/machinery together with the associated comings and goings of vehicles resulting in a significant adverse impact upon residential amenities of adjacent residents, particularly in Elizabeth Way contrary to the development plan policies DE1 and JE5. Such harm is considered to be significant and outweigh any suggested benefits of the scheme as a whole. The reason for Coventry City Council refusing planning permission is because the development is in contrary to: Policies DE1 and JE5 of the Coventry Local Plan 2017 and the emerging Local Plan Policies together with the aims of the NPPF.

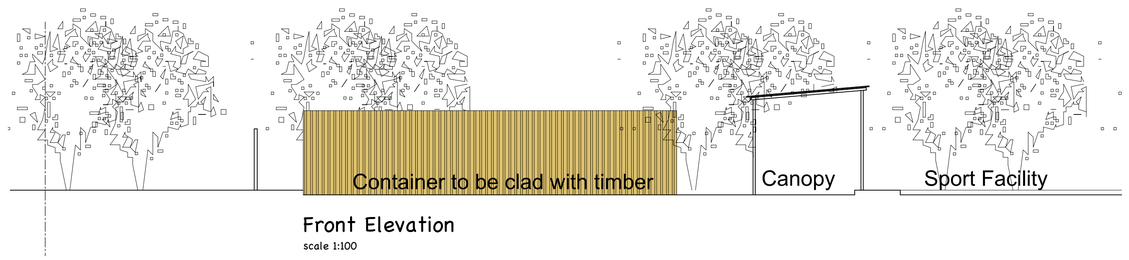
CONDITIONS / REASON FOR REFUSAL

1. The retention of the car wash and associated structures and container is considered contrary to Policies DE1 and JE5 of the Coventry Local Plan 2017 and the emerging Local Plan by reason of the siting and use of the car wash and associated facilities which result in an unacceptable level of noise and disturbance from the equipment/machinery together with the associated comings and goings of vehicles resulting in a significant adverse impact upon residential amenities of adjacent residents, particularly in Elizabeth Way. Furthermore, the shipping container and makeshift canopy is considered harmful to the visual amenity of the locality and to the predominantly residential character of the area.

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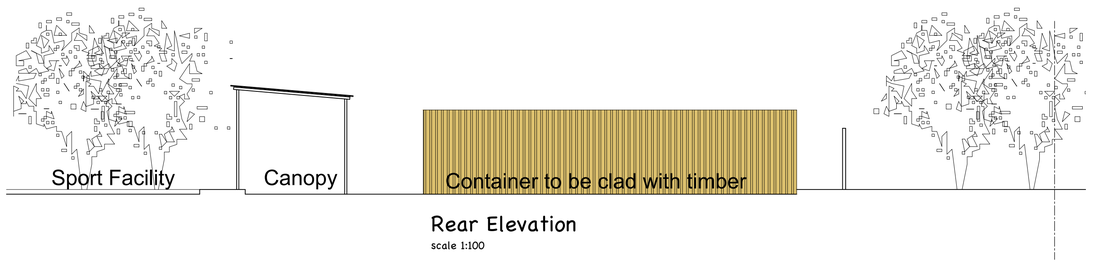


Block/Site Plan
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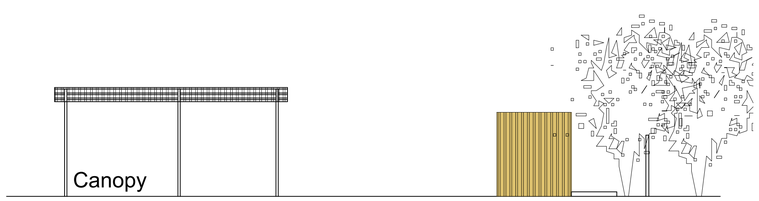


Front Elevation
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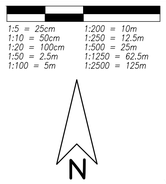
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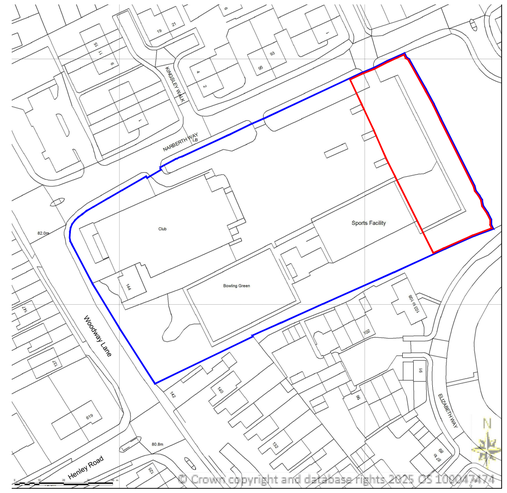
Rear Elevation
scale 1:100



Other Side Elevation
(looking from sports field side)
scale 1:100



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Site Location Plan
scale 1:1250

Rev A - All sides elevations added

Note:
-All Dimensions are in millimeters and are approximate.

DESIGNFORMULA
07814262723

Project Title: 144-146 Woodway Lane
Coventry
CV2 2EJ

Details: Retrospective Application
Approval of Erected Canopies,
Car Wash Use And
Associated external works
including container

Drawing: Existing & Proposed
Plans-Elevations PLANNING

Scale:	Date:	Drg No:
1:100 & as noted @ A1	May 2025	5126-200Rev A

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