

Late Representations

Planning Committee 10 June 2021

Item No. 5	<p>Application No. - FUL/2020/3095</p> <p>Description of Development - Change of Use from a C3 dwelling house and related outbuilding to children's day nursery incorporating new decked areas, perspex canopy areas and new drive.</p> <p>Site Address - 7 Nutbrook Avenue</p> <p>Consultation</p> <p>A further five neighbour objections have been received in relation to the Sequential Assessment, stating that In the summary of the SA, it is mentioned that the Centres investigated "are thriving and almost fully occupied" however there are no figures to demonstrate this in the Sequential Assessment (SA). Having contacted children's day care centres within the catchment survey areas, there are plenty of alternative facilities within the local centres but there is no evidence of waiting lists or the such like in the SA. The SA is therefore misleading.</p>
Item No. 6	<p>Application No. - FUL/2020/1143</p> <p>Description of Development - Erection of an extension to multi-storey car storage building, together with access alterations, car parking, drainage, landscaping and associated works (Resubmission of FUL/2019/3194).</p> <p>Site Address - London Taxi Holyhead Road</p> <p>Recommendation</p> <p>Planning committee are recommended to grant planning permission subject to conditions listed within the report</p> <p>Introduction</p> <p>The application proposes the erection of an extension to an existing multi-storey car park (MSCP) restricted to the storage of the vehicles in association with the existing car dealership business.</p> <p>Site description</p> <p>The larger site relates to a range of industrial buildings that were occupied by London Taxi as their manufacturing plant. They have since moved to Ansty Park and the site is allocated for housing in the local plan; located on the north east side of Holyhead Road. To the north is the former Coventry Rugby Ground redeveloped for housing and comprises Duckham Court; to the east and south east is the Railway Line and the properties located in Stanier Avenue and Worsdell Close; to the south is Holyhead Road (A4114) and an out of town retail park on the southern side of Holyhead Road.</p> <p>The larger site spans between Holyhead Road and Coundon Road.</p> <p>This application relates to the existing car dealership located fronting onto Holyhead Road to the south, which will abut the proposed housing site to the north and north west; with the railway lane to the east.</p>

	<p>Consultation</p> <p>Since the publication of the Committee Report three further objections have been received, raising the following material planning considerations:-</p> <ul style="list-style-type: none"> • Loss of privacy and light to the properties located within Duckham Court; • Out of character with the area; • Impact on noise, and • Impact on emissions. <p>Officer Response</p> <p>The properties located within Duckham Court are located over 100m away from the proposed extension to the multi storey car park and therefore the impact of the extension will be minimal.</p> <p>The existing site is in commercial use as a car dealership, the site was once entirely industrial, however, the extension is lower than the existing commercial buildings and will be read against these buildings.</p> <p>Notwithstanding the above, contained within the document pack is a layout drawing showing how the allocated residential site to the north and north west of the application site relates to the proposed extension and how the two are compatible.</p> <p>The document pack also contains house type drawings, this is to highlight, that the flats layout immediately adjacent to the car park extension, has been carefully considered and provides a decent outlook and light levels to all habitable rooms. The windows to the side elevation will serve non habitable rooms, such as bathrooms.</p> <p>With regards to noise, the existing commercial use does not have any conditions attached to it that restrict the hours of operation and no formal complaints have been received regarding the current operation. The proposal is for an extension to an existing multi storey car park, for the storage of vehicles. However, a condition has been included which would require the submission of a noise assessment to ensure the amenity of adjacent residential properties is protected.</p> <p>Turning to emissions and the impact on air quality, the matter of air quality has been considered holistically across the proposed development and the neighbouring development for housing. The car store extension will result in reduced trips to the site as cars do not need to be retrieved on a regular basis from the off site storage site. The submitted Transport Assessment states at paragraph 4.1.3 "<i>The extension to the existing BMW showroom car storage area will allow for additional vehicles to be stored on-site, rather than off-site as they are currently. There are currently 300 storage spaces in the existing building, which would be increased by 232 spaces as part of this application. There would be no additional staff employment at the site following the expansion to the storage area. Minor re-configuration of the access to the Sytner BMW part of the site is also proposed to create a more efficient layout.</i>"</p> <p>Paragraph 5.2.7 of the TA shows the trip generation will be reduced. Highways and Environmental Protection have raised no objections to the application on this basis.</p>
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