

Late Representations

Planning Committee 11th September 2025

Item No. 9	Planning Ref: PL/2025/0000917/FUL Site: 249 Green Lane Coventry. CV3 6EF Proposal: Two storey rear extension and change of use from residential property to day nursery [20 children] DOCUMENTS Updated Location Plan, Site Plan and Planning Statement to reflect latest changes of inclusion of pedestrian path within Leasowes Nursery car park. CONDITIONS Condition No. 2 (drawings condition) updated to : 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 (Sept 25) Transport Statement Rev F Site Plan DWG A104 Rev 7 Location Plan DWG A102-Rev3 Condition No. 8 updated to:- No development shall commence unless and until the car parking at Leasowes Nursery has been secured to serve the children's nursery at 249 Green Lane. Thereafter, prior to occupation, the parking shall be laid out and made available for use by the nursery at all times. New condition to require travel management plan with incentive to park within Leasowes Nursery Car Park and to ensure smooth drop off and pick up procedures:- The nursery hereby permitted shall not be occupied unless and until a travel management plan (which encourages the use of Leasowes Nursery Car Park) has been submitted to and approved in writing by the Local Planning Authority and thereafter the nursery shall only operate in accordance with the approved details. Reason: In the interests of highway safety and encouraging the use of alternative modes of transport in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2017 and the emerging Local Plan.						
Item No. 10	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Planning Ref:</td><td>PL/2025/0000931/FUL</td></tr> <tr> <td>Site:</td><td>Land At Walsgrave Club 146 Woodway Lane Coventry.</td></tr> <tr> <td>Proposal:</td><td>Change of use to car wash, erection of canopies, and associated external works including container (Retrospective)</td></tr> </table> NEIGHBOUR RESPONSE(S) 2no. additional response has been received; 1no. of these was in support of the development and 1no. raised objections to the development. The letter of support raised the following matters, however, it is noted that some of these issues have been dealt with in the officer's report:	Planning Ref:	PL/2025/0000931/FUL	Site:	Land At Walsgrave Club 146 Woodway Lane Coventry.	Proposal:	Change of use to car wash, erection of canopies, and associated external works including container (Retrospective)
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Site:	Land At Walsgrave Club 146 Woodway Lane Coventry.						
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- The car wash has created a safe, clean and well-managed environment in a location previously associated with anti-social behaviour.
- Noise is kept to a minimum and the does not cause harm to neighbouring properties, the hedgerow acts as a natural sound barrier.
- The container can be cladded with materials which blend harmoniously with the surrounding environment and reduces the impact on visual amenity.

The letter of objection highlights the following matters not previously considered in the officer's report

- Concerns the use of chemicals might harm the bushes and shrubbery adjacent to the site without proper management.
- There are several car washes within a few minutes' drive of the site at Tesco, ASDA and nearby petrol stations, there is no need for an additional facility in this location.

REPORT

In response to these comments, the officer wishes to highlight that the proposed change of use of the site (which is retrospective) does not contribute positively to the character of the area. The proposal introduces an industrial use into a predominantly residential area. Whilst the site was previously in poor condition, this does not mean that the change of use to a car wash is an appropriate solution, given its location in proximity to nearby dwelling houses.

The evidence submitted by the applicant contradicts the claims made by the neighbour, as it suggests that the use for which permission is sought shows that the development results in significant adverse effects on the amenities of the nearest neighbouring properties on Elizabeth Way. In addition to this, the landscaping which surrounds the site would provide minimal noise mitigation as has been noted by the applicant's noise report and the Local Planning Authority's Environmental Protection officer. It is also noted that the letter of objection submitted highlights the disturbance nearby residents have experienced from the existing use of the site as a car wash. The proposal therefore would not accord with Policy JE5 of the Coventry Local Plan 2017.

Whilst potential alterations to improve the visual appearance of the car wash, including cladding, have been considered, no formal plans or material details have been suggested. The Local Planning Authority can only consider the information which the applicant has submitted, given that the applicant has only submitted the existing plan, the officer should consider the development in its current form. The existing container is not considered to contribute positively to the character of the street scene, which is a predominantly residential use, the proposal therefore does not accord with Policy DE1 of the Coventry Local Plan 2017. This issue cannot be considered any further at this time.

Concerning the use of chemicals as part of the site's operation, this is not a matter which the officer has considered due to the other outstanding and more pressing issues which are outlined in the officer report. This being said, in the event that planning permission were granted, a condition to ensure appropriate management of drainage and run-off would be sought to mitigate and manage such issues.

Finally, it is noted that other car washes are located in proximity to the site, however, the concentration of car washes is not a material consideration which forms part of the assessment of this application. The key matter to consider in establishing the principle of development is the appropriateness of the location and the impact on visual and neighbouring amenity.

Whilst these comments have been noted, the arguments made within the officer's report remain unchanged and the principle of development is still considered to be unacceptable as the development is contrary to Policy DE1 and JE5 of the Coventry Local Plan 2017.