

Our Ref: 18359/SM/ik
Your Ref:
Email: smiles@firstplan.co.uk
Date: 24 December 2018

Coventry City Council
Council House
Earl Street
Coventry
CV1 5RR

Dear Sir,

**CHANGE OF USE APPLICATION
PROGRESS WORKS, FLETCHAMSTEAD HIGHWAY, TILE HILL, CV4 9BY**

We are instructed by our client, Topps Tiles UK Limited to submit this planning application relating to the above site for the following proposed development:

“Change of use from Tool Hire Centre to storage, distribution and sale of hard wall and floor finishes and associated products together with changes to the front elevation”

The application comprises of the following documents, which have been submitted online via the Planning Portal:

- Planning Application Form;
- Ownership Certificates;
- Location Plan 1:1250;
- Block Plan 1:500;
- Existing and Proposed Floor Plans;
- Existing and Proposed Elevations
- Planning Report addressing Planning Use, Planning Policy, and Sequential location issues is attached.

The requisite planning application fee of £462 (+£20 admin fee) has been paid online.

HSS have occupied the host unit at Fletchamstead Highway since 1999. However, they wish to down size and the unit has been subdivided to create 3 units. One unit has been retained by HSS and a second is being occupied by Howdens Joinery. Topps Tiles wish to operate from the third unit.

Application Proposals

The application proposes to change the use of part of the existing HSS Hire unit to enable Topps Tiles to operate lawfully from the site. New entrance doors and windows are also proposed to enable this unit to operate independently.

Topps Tiles Use/Sui Generis Definition

Topps Tiles are a specialist tile and flooring supplier who operate in the region of 350 units from a variety of employment and trade locations throughout the country.

Topps Tiles combine a number of operations including storage, distribution and sales to predominantly traders and builders. Historically Topps Tiles and many other trade style occupiers have traded from Class B8 units on employment and trade estates across the country. However, it is acknowledged that their use combines a number of operations and we appreciate that it is therefore difficult to categorise the use within the use Class Order.

Therefore, it is considered that a sui generis definition which specifically outlines the exact nature of their operation is the most appropriate approach for both the operator and local authorities, and allows the use to be controlled by reference to a specific bulky building product.

We have pursued a number of applications on behalf of the proposed occupier Topps Tiles and have found that local authorities have favored a sui generis definition. We believe this approach is entirely appropriate for this use. The definition proposed is:

“Storage, distribution and sale of hard wall and floor finishes and associated products.”

A number of example decision notices are attached in the accompanying planning report which illustrate that a number of local authorities have agreed with that a sui generis use is appropriate.

The attached Planning Report provides more details of the operation and considers the proposal against relevant planning policy.

The proposed Topps Tiles use will complement the adjacent occupiers, HSS Tool Hire and Howdens and will provide direct employment within the unit and serve local builders and traders in the area.

I trust that the information enclosed is sufficient to validate the application and I look forward to receiving confirmation of receipt and in due course that the application has been validated within the requisite timescales. In the meantime, please do not hesitate to contact me should you have any queries.

Yours faithfully,



SALLY MILES
Director

Enc.