



Our Ref: A090591/RR

Date: 27 February 2019

Head of Planning Services

Planning Department
Coventry City Council
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Submitted Online via Planning Portal

Dear Sir,

**JIMDAVNIC LLP
CARPHONE WAREHOUSE UNIT, VANGUARD AVENUE, COVENTRY
CHANGE OF USE FROM USE CLASS A1 (RETAIL) TO USE CLASSES A1 (COFFEE SHOP), A3 (RESTAURANT) AND A5 (HOT FOOD & TAKEAWAY) TO ALLOW STARBUCKS TO OCCUPY THE UNIT**

Introduction

On behalf of our client, Jimdavnic LLP, we are pleased to submit a planning application for the change of use of the existing Carphone Warehouse unit, Vanguard Avenue, from Use Class A1 (retail) to Use Classes A1 (coffee shop), A3 (restaurant) and A5 (hot-food and takeaway).

The Application Site

The site forms part of the retail 'island site' within the larger Coventry Business Park in the Canley area of Coventry. It is located approximately 2 miles to the west of Coventry City Centre. The retail 'island site' is bounded by roads on all sides, Tile Hill Lane to the north, Vauxhall Avenue to the south, Fletchamstead Highway to the west and Vanguard Avenue to the east.

The application site consists of the building in the north-eastern part of the 'island site' and relates to Unit C Vanguard Avenue. Unit C is currently occupied by Carphone Warehouse.

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As well as Carphone Warehouse, the 'island site' also currently consists of Greggs, Subway, a McDonald's restaurant and drive-thru, a KFC restaurant and drive-thru and a Pizza Hut fast food outlet. It is understood that a further restaurant will soon be opening in the former Blockbuster unit adjacent to the Greggs and Subway.

The wider surrounding area is predominantly mixed use, primarily retail and employment uses. To the south of the 'island site' lies a Sainsbury's foodstore with associated parking and petrol filling station and to the east and west of the site are car showrooms and forecourts.

Planning History

Planning permission was originally granted for the subject unit in 1994 as an A3 fast food facility (LPA Ref: C/44300/D). The unit was developed and occupied by Burger King, as a restaurant and drive-thru.

In 1998 planning permission was granted for alterations to the shopfront, elevations and roof to allow Carphone Warehouse to occupy the unit (LPA Ref: L/1997/1666). The change of use from Use Class A3 to Use Class A1 benefitted from Permitted Development Rights and therefore was not subject to a change of use planning application.

There is also a current planning application for the erection of a new A3 unit (restaurant) with associated car park and landscaping to the south of the existing Carphone Warehouse unit (LPA Ref: FUL/2019/0277), which is the 'renewal' of planning permission FUL/2016/0221. Application FUL/2019/0277 incorporates the existing Carphone Warehouse unit within its application site.

The Application Proposal

Planning permission is being sought for the change of the use of the existing Carphone Warehouse unit from Use Class A1 (retail) to Use Classes A1 (coffee shop), A3 (restaurant) and A5 (hot food and takeaway). As set out in the planning history above, the unit was previously in A3 use as a Burger King restaurant and drive-thru. Accordingly, the proposed change of use of the unit is to return it to an A3 use (incorporating A1 (coffee shop) and A5 (hot food and takeaway) uses).

The proposed change of use is to enable Starbucks to trade from the unit with a coffee shop and drive-thru.

No external changes to the unit are proposed. Furthermore, no changes to access, parking or the drive-thru area are proposed.

Planning Considerations

The key planning considerations for this proposal relate to:

- Principle of the proposed development.
- Impact on highways safety and car parking.
- Impact on residential amenity.

The above key planning considerations as above are addressed in turn below.



Principle of the Proposed Development

The site is located within Coventry Business Park, where the surrounding uses are predominantly retail and industrial. Moreover, the immediate surrounding uses include a bakery, sandwich shop, restaurants and drive-thru's.

The proposed change of use to A1 (coffee shop), A3 (restaurant) and A5 (hot food and takeaway) is compatible with the nearby uses at the site which consist of other A3 units, including McDonald's and KFC restaurants and drive-thru's. Therefore, the proposed A1 (coffee shop), A3 (restaurant) and A5 (hot food and takeaway) uses will be well suited within the 'Island site' and will complement the established existing A3 uses surrounding the unit.

Moreover, the subject unit was previously in Use Class A3 as a Burger King restaurant and drive-thru and hence the proposed A3 use has previously been accepted by the local planning authority within this unit. The proposed A1 (coffee shop) and A5 (hot food and takeaway) uses allow a flexibility in the use of the unit to incorporate the coffee shop and drive-thru elements of the Starbucks operation.

In respect of the wider business park area, the proposed development will provide further choice and variety in the range of eatery facilities available to local employees. In planning for the employment area it was the council's intention for the 'Island site' to provide a range of supporting eatery facilities at the business park.

Accordingly, the proposed uses are compatible with the immediate surrounding uses and the principle of the proposed A1 (coffee shop), A3 (restaurant) and A5 (hot food and takeaway) to provide a Starbucks coffee shop and drive-thru has previously been considered acceptable by the Council.

Impact on Highway Safety and Car Parking

The Transport Statement, submitted as part of this application, demonstrates that:

- The site can be accessed via safe and efficient existing vehicular access arrangements.
- There will be sufficient levels of car parking for the proposed uses.
- The proposed development can be adequately serviced.

Accordingly, it can be concluded that the proposed change of use from Use Class A1 to Use Classes A1 (coffee shop), A3 and A5 will not have a material impact and is acceptable from a transport and parking perspective.

Impact on Residential Amenity

The closest residential properties to the site are located on the opposite side of Tile Hill Lane and a dense row of hedging and trees act as a buffer between them and the business park.

The surrounding buildings to the subject unit contain restaurant and fast food outlets which have been operating for a number of years with no negative impact on residential amenity. Moreover, the subject unit was previously in use as a Burger King restaurant and drive-thru (Use Class A3).



Notably, the proposed use as a Starbucks coffee shop and drive-thru will not involve any cooking operations on site and hence no odours will be produced or extracted outside of the building. Accordingly, no odour control systems will be required.

Given the above, it can be concluded that the proposed change of use will not give rise to any detrimental impact on residential amenity in terms of noise, disturbance or odour.

The Application Submission

Accordingly, please find enclosed copies of the following:

- Completed Application Form and Certificates;
- Site Location Plan (drawing no. PL(0)207); and
- Transport Statement.

We have paid the application fee of £462 (plus £20 service charge) via the Planning Portal.

Conclusions

The planning application is essentially to return the existing Carphone Warehouse to an A3 use, incorporating A1 (coffee shop) and A5 (hot food and takeaway) uses to allow a Starbucks to operate from the unit. The proposed uses are compatible with existing and proposed uses within the 'Island site' and will not give rise to any adverse impacts in terms of matters relating to highways, car parking or residential amenity.

We look forward to receiving your acknowledgement of this planning application in due course and discussing the proposals in further detail. Please do not hesitate to contact us should you have any queries in the meantime.

Yours faithfully

A handwritten signature in black ink that reads 'R Robinson'.

Rachel Robinson
Senior Planner