

Application Number: FUL/2019/0402

West Midlands Fire Service Station Radford Road

Erection of new storage unit and extension to new Training Building, removal of existing Gas Tank including concrete plinth and Burger Bar and associated landscaping and parking.

WITHIN GREEN BELT?	No
VISIBLE FROM GREEN BELT?	No
WITHIN CONSERVATION AREA?	No
LISTED BUILDING?	No
WERE ADJOINING NEIGHBOURS NOTIFIED	Yes
ANY LEVEL CHANGES TO NOTE	No
PRINCIPAL CLP POLICY	AC1, AC2, DE1, DS3

POLICY:

The Coventry Local Plan 2016 to 2031 was adopted by Full Council on 5 December and was formalised on 6 December.

National Planning Policy Framework 2019

RELEVANT HISTORY

- FUL/2016/0813 Demolition of existing fire station and erection of new fire station with refurbishment of live training facility and new landscape proposals- Approved 23/06/2016
- DC/2016/2415 Submission of details to discharge Condition No. 11 (phasing plan), Condition 12 (construction method statement) and Condition 15 (tree protection measures) and Condition 20 (local employment) imposed on planning permission 2016/0813 determined on 23 Jun 2016 for demolition of existing fire station and erection of new fire station with refurbishment of live training facility and new landscape proposals- Approved 17/11/2016
- DC/2016/2460 Submission of details to discharge Condition No. 4 (drainage details) imposed on planning permission 2016/0813 determined on 23 Jun 2016 for demolition of existing fire station and erection of new fire station with refurbishment of live training facility and new landscape proposals- Approved 17/11/2016
- AD/2017/0324 Non-material amendment (involving alterations to the elevations, floor layout and site plan) to planning permission FUL/2016/0813 granted consent on 23.06.2016 for the demolition of existing fire station and erection of new fire station with refurbishment of live training facility and new landscape proposals- Approved 28/02/2017
- DC/2017/1386 Submission of details to discharge Condition 2 (materials) and Condition 14 (landscaping) imposed on planning permission FUL/2016/0813 granted consent on 22.06.2016 for the demolition of existing fire station and erection of new fire station with refurbishment of live training facility and new landscape proposals- Approved 31/07/2017
- AD/2017/3160 Non-material amendment involving the omission of 5No. windows to the west elevation of the training building, to planning permission reference FUL/2016/0813 granted on 22/06/2016 for the Demolition of existing fire station and erection of new fire station with refurbishment of live training facility and new landscape proposals- Approved 24/01/2018
- AD/2017/1194 Submission of amended details (involving alterations to the site layout, alterations to internal floor plans and elevations) to planning permission FUL/2016/0813 granted consent on 23.06.2016 for the demolition of existing fire station and erection of new fire station with refurbishment of live training facility and new landscape proposals- Approved 06/06/2017
- AD/2018/0969 Non-material amendments (relocation of stairs, reduction of 3 parking bays, grey render to eastern elevation, reduction in gantry and alterations to fenestration of Smoke House) to application reference FUL2016/0813, granted on 23rd June 2016 for demolition of existing fire station and erection of new fire station with refurbishment of live training facility and new landscape proposals- 14/05/2018

- AD/2018/2061 Non-material amendment (changes to planting scheme) to application reference FUL/2016/0813, granted on 22nd June 2016 for demolition of existing fire station and erection of new fire station with refurbishment of live training facility and new landscape proposals- Refused 15/08/2018
- DC/2018/1620 Submission of details to discharge condition 3 (external lighting), 5 to 8 (contamination), 9 (noise mitigation), 10 (unexploded ordnance), 16 (energy assessment) and 17 (pollution control measures) : imposed on application reference FUL/2016/0813, granted on 23rd June 2016 for demolition of existing fire station and erection of new fire station with refurbishment of live training facility and new landscape proposals- Approved 08/01/2019
- DC/2018/3403 Discharge of Condition 14 Trees on imposed on planning permission FUL/2016/0813 for Demolition of existing fire station and erection of new fire station with refurbishment of live training facility and new landscape proposals granted on 22/06/2016- Approved 04/02/2019
- AD/2019/0444 Non- material amendments (Smoke House is the same as the recently amended drawings (granted under ref AD/2018/0969) with the exception of multiple external lighting, a Dorma access door, a Velux window and a wicket door) to application reference FUL2016/0813, granted on 23rd June 2016 for demolition of existing fire station and erection of new fire station with refurbishment of live training facility and new landscape proposals- Awaiting determination

CONSULTATION RESPONSES

Neighbour notification was sent in accordance with the Communications Record and a site notice was posted on 4th March 2019.

No representations have been received.

Ecology recommend a note in respect of bats and nesting birds and this is included as an informative.

Highways- No objection

Environmental Protection- No objection subject conditions

Trees- No objection

ISSUES/COMMENTS/CLARIFICATION

The application relates to the West Midlands Fire Service Station located on Radford Road. The fire station lies just outside of the Ring Road, to the north of the city centre. To the north of the site are residential dwellings, to the east is a large commercial Wickes outlet store and directly to the south is an unused gas works compound. To the west are further residential dwellings. The Naul's Mill Conservation Area lies immediately to the north and west of the application site.

The proposal is to involve an extension to the existing training building circa 8.5 metres by 7.6 metres and the height is to be in keeping with the existing building. This is to accommodate more changing room facilities. The existing container north to the site is to be removed and replaced with hardstanding accommodating 15 new parking spaces. The existing gas store is to be removed and replaced with a new storage unit. The new storage unit is to measure 8.0 by 5.0 metres and is to have a maximum height of 3.9 metres

The NPPF and Policy DE1 both encourage high quality urban design. The NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Policy DE1 of CLP 2016 added stating that all development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The proposed extension to the training building is to be in keeping with the design of the existing training building. Given the building is single storey, the level changes and is set behind the fire station building is not to be visible to the street scene. It is considered to be of an acceptable scale and design the materials are to be in keeping with the existing building. The proposed landscaping and parking is also considered to be acceptable and would be accessed via mills street. The proposed storage building is considered to be of an acceptable scale and design in keeping with the main buildings. Given its siting the height may be somewhat visible to Mill Street, however the majority is to be screened by the brick wall to the boundary. The materials to the store are considered to be acceptable for the nature of the storage unit.

The extension to the training building is to have no impact on nearby residential properties. The new storage unit is to be located to the rear of 29-35 Middleborough Road in which there is a separation distance of circa 17.0 metres away from the rear of these dwellings. There is also a boundary fence in between and trees. Given the significant separation distance and the scale of the new storage building it is not considered to have a detrimental impact upon the residential amenity of these dwellings.

Environmental Protection and Highway officers have no objections to the proposal subject to conditions. The Tree officer also has no objections.

Overall, the development would not cause any notable harm to the amenities of neighbouring residents and it is considered that the proposed development accords with Policies AC1, AC2, DE1 and DS3 of the Coventry Local Plan and the guidance contained within the SPG and NPPF.

EQUALITY IMPLICATIONS:

There are no equality implications.

CONCLUSION

In view of the design and siting of the proposal it accords with development plan policies and therefore the application is recommended for approval.

CONDITIONS

Standard 3 year time