

Application Number: FUL/2019/0589

Carphone Warehouse Vanguard Avenue

Change of use of existing Carphone Warehouse unit from Use Class A1 (retail) to a mixed use comprising use classes A1 (coffee shop), A3 (restaurant) and A5 (hot food takeaway)

WITHIN GREEN BELT? No

VISIBLE FROM GREEN BELT? No

WITHIN CONSERVATION AREA? No

LISTED BUILDING? No

POLICY GUIDANCE

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: **AC2/AC3/DE1/DS3/R6**

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

Adjoining properties were notified on 26 March 2019 and a site notice was displayed on 29 March 2019; one response to support the proposal has been received.

RELEVANT HISTORY

C/44300/D - Erection of fast food restaurant, approved 29/07/1994

47390 (L/1997/1666) - Alterations to shopfront, elevations and roof (in part), approved 13/05/1998

FUL/2016/0221 (on land adjacent) - Construction of A3 retail unit (restaurant) with associated car parking and landscaping (re-submission of application ref. FUL/2015/2675), approved 21/03/2016, development did not commence.

FUL/2019/0277 (on land adjacent) - Erection of an A3 retail unit (restaurant) with associated car parking and landscaping (re-submission of planning permission FUL/2016/0221), approved 04/04/2019

CONSULTATION RESPONSES

Highways – No objection subject to conditions

Environmental Protection – No objection subject to condition relation to cooking and extraction system

Drainage – No objections

West Midlands Police – No objection, suggested security measures as per Secured By Design Commercial Development Document.

ISSUES

The application seeks permission for the change of use of the existing Carphone Warehouse (a retail unit) to a mixed use comprising A1 (retail), A3 (café/restaurant) and A5 (hot food takeaway). The application unit was a drive thru fast food outlet prior to occupation by Carphone Warehouse. There are no external alterations involved in the current submission. However, the application specifically seeks permission to use the unit as a café shop (A1) with drive thru provision.

The main Policy involved in this case is Policy R6 (Restaurants, Bars and Hot Food Takeaways). Policy R6 of the Coventry Local Plan 2016 requires that restaurants, bars and hot food takeaways should be located within defined centres and will normally be discouraged outside these locations. Even in defined centres consideration will be given to: the harm to the amenity of nearby residents or highway safety; and the cumulative impacts due to the existence of any existing or consented proposed outlet. The Policy R6 is to minimise the environment and transport issues and to protect residential amenities.

The application site does not form part of any defined centre nor does the site have any designation in the local plan. However, the application site and the surrounding area are in mixed use comprising various commercial and industrial uses. The application and surrounding area is considered as an employment/commercial area. The site is located along the east side of the A45 between its junction with Tile Hill Lane and Herald Avenue, surrounded by buildings with similar/commercial uses and away from the residential properties. There are a number of other freestanding units within the site; all of them are eateries (including Greggs and Subway within A1 use) apart from the application unit which is retail. These units are located well away from the nearest residential properties (on the opposite side of the A45/Fletchamstead Highway). The site has satisfactory on-site parking provision including for the proposed Nandos restaurant which was granted planning permission recently and development has not commenced yet. Therefore, it is not considered that the proposal would affect the nearby residential amenities in terms of noise and disturbance nor would it have significant impact on highway safety, in particular in terms of manoeuvring and on-site parking provision. Considering the application site is located within an area predominantly commercial in character, well connected by public transport and away from residential amenities, compatible with the nearby uses, the principle of the proposal is acceptable.

A Transport Statement has been submitted with the application which demonstrates that the site can be accessed via safe and efficient existing vehicular access arrangements. Despite a new separate restaurant would be developed next to the existing unit, there would be sufficient levels of car parking, manoeuvring and service area. The Highways Authority find the Transport Statement satisfactory and raise no objection subject to appropriate conditions to ensure car parking provision is provided and retained as well as cycle parking provision.

In the case of A3 (café/restaurant) and A5 (hot food takeaway) uses, installation of an extraction system and odour control is essential. However, the applicant confirms that despite the fact that they are seeking permission for a mixed use of A1, A3 and A5, the occupier of this site is likely to be Starbucks, a nationwide coffee shop chain with a drive thru facility and as such they do not cook food and as such they do not require an extraction system. In this situation, to enable the proposed development, an appropriate condition has been imposed to ensure an extraction system is incorporated prior to any cooking within the application building. The Environmental Protection Officer is satisfied with this approach and raises no objection. In the absence of the details of refuse bins arrangement, an appropriate condition requiring submission of the refuse bins detail is considered reasonable.

No equality issues are raised as part of this proposal.

CONCLUSION

In view of the siting and impact upon highways safety and surrounding environment and character of the area, the proposed change of use accords with development plan policies and therefore the application is recommended for approval subject to conditions.