

Application Number: FUL/2019/0895

The Mall Unit 1& 2 Arena Retail Park Classic Drive

Change of use of vacant former library unit to use classes A1 (retail) and A3 (restaurant) together with front extension, new shopfront, installation of plant on roof and relocation of ATM unit.

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: **AC3, CO2, DE1, R3, R6**

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

Neighbour notification was sent in accordance with the communications record and a site notice was posted.

No representations have been received.

RELEVANT HISTORY

Extensive history for the retail park but no recent history for this unit.

CONSULTATION RESPONSES

Highways have no objection.

Planning Policy has no objection.

Environmental Protection have no objection, subject to conditions

ISSUES

The application proposes change of use of the library to a restaurant or retail. The site is located in the top north-eastern corner of the retail park and comprises units 1 and 2 which are located to the south-west corner of the block in front of the Tesco store. The site area is approximately 365 square metres which comprises the existing library and an area of surfacing around the corner of the library. The site also includes an area for relocation of the existing ATMs and an area for bin storage alongside an existing workshop area within the car park.

Policy CO2 seeks to retain community facilities. The library was co-operated by Coventry City Council and vacated in September 2016. The planning statement provides marketing information to demonstrate that the site has been marketed but has remained vacant for

nearly three years and now proposes an A1 or A3 use and has an interest by an A3 operator.

An A1 or A3 use is considered acceptable within this major district centre and accords with Policies R3 and R6.

The proposals will include an extension to square off the corner of the unit and a new shop front which will incorporate a timber feature wall to the elevation. The new plant will be contained within the existing mezzanine which isn't being extended as part of these proposals or in the area of the main roof where it is not visible from the car park.

The ATM will be relocated in front of the disabled car parking spaces in the vicinity of the existing and will retain sufficient pedestrian access along this frontage.

The bin store will be sited adjacent to an existing workshop within the car park area where it will have no impact on the surrounding store operations or car parking area.

Environmental Protection has no objection subject to conditions in respect of odour control and noise if the unit is to be used as an A3 restaurant.

CONCLUSION

In view of the design, nature of use in this defined centre and marketing information submitted it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval.