

**Application Number: FUL/2019/1445**

**Adjacent to The Craftsman Beake Avenue**

**Retention of two new lamp posts**

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| <b>WITHIN GREEN BELT?</b>        | <b>No</b> |
| <b>VISIBLE FROM GREEN BELT?</b>  | <b>No</b> |
| <b>WITHIN CONSERVATION AREA?</b> | <b>No</b> |
| <b>LISTED BUILDING?</b>          | <b>No</b> |

**POLICY GUIDANCE**

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: DE1, DS3, AC1. NPPF 2019.

**ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION**

Notification letters sent as per the communications report.  
No representations received.

**RELEVANT HISTORY**

FUL/2017/2674 – Demolition of part of existing public house and erection of single storey retail unit (Use Class A1) – Withdrawn  
FUL/2018/0566 - Demolition of part of existing building currently in use as a public house (A4) and construction of retail building (Use Class A1) and associated external works: Granted 24/04/18  
ADV/2019/0877 Advertisement consent: granted 22/05/19

**CONSULTATION RESPONSES**

Highways: No objection.  
Lighting: No objection

**ISSUES**

**Site description**

The site relates to a Co-op store located within a new building (recently completed and opened in Summer 2019) on the junction of Beake Avenue and Rotherham Road. The site immediately adjoins The Craftsman PH site and a retaining wall separates the higher car park area from the lower pavement/public open space fronting the site. The site is surrounded by residential properties; however to the northwest is a parade of shops on the opposite side of Beake Avenue.

**Proposal**

Planning permission is sought for the retention of two lampposts to the front of the Co-op store within the existing car park area.

**Assessment**

The slim line columns have been finished in black and are well positioned within the car park area. The lighting head units are also well proportioned, and the lampposts are not considered to appear prominent within the streetscene.

The Council's Lighting Design Team has advised that they have viewed the supporting documents and conclude the developer has chosen good location for the lighting columns and that it should be quite easy to contain light within the desired area without spillage onto surrounding properties.

It is considered unnecessary to condition the lights to be turned off after the store closes, as the car park area remaining lit may assist with safety and security.

Highways have confirmed that the proposed lampposts are not located within any part of the Highway and note that the illumination will be directed inwards towards the carpark and away from the adjacent footway. Highways consider that there is no material impact upon the existing footway lighting and raise no objection to the scheme on highway safety grounds.

**CONCLUSION**

In view of the acceptable design/colour coating and that the lampposts will not impact upon highway safety or residential amenity the proposal accords with development plan policies and therefore the application is recommended for approval.