

OFFICER REPORT

Application Number: FUL/2019/1981

The Hub4 Jordan Well

Installation of a new secure bicycle shelter.

WITHIN GREEN BELT? No

VISIBLE FROM GREEN BELT? No

WITHIN CONSERVATION AREA? No

LISTED BUILDING? No

POLICY GUIDANCE

Local plan

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: DE1, AC4, HE2, City Centre Area Action Plan - CC2, CC13, CC24

National Policy

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

Neighbour notification was sent in accordance with the communications record and a site notice was posted. One representation has been received in support of the application.

RELEVANT HISTORY

No recent or relevant planning application since construction of the HUB.

CONSULTATION RESPONSES

Highways have no objection.
Conservation and Urban Design have questioned the materials.

ISSUES AND ASSESSMENT

The application site is a small area to the north-west of the Coventry University Hub, at the rear of the Herbert Art Gallery. The site is not within but located immediately adjacent to the Conservation Area. It is at the bottom of the retaining wall and the steps to the Gallery with tree planting in between. There are currently some open cycle hoops in place.

The application proposes erection of an enclosed cycle shelter. This will have a footprint of 4.9 metres by 4.9 metres and will be 2.7 metres to the highest point of the sloped roof and 2.2 metres at the lowest. The roof has a "wave" design and it will be constructed in galvanised steel and indicated to be colour-coated.

The Conservation Officer has raised concern about design and materials given the proximity to the Herbert Art Gallery and the Cathedral opposite. Having reviewed these comments officers consider that the design is acceptable given the shape of the shelter, but the colour-coating proposed is a dark grey. This will look drab alongside the stone wall and it will look like a galvanised structure. A textured powder-coating with a bit of a shimmer and light movement to it such as bronze or green would sit better alongside the wall and the landscaping and appear less industrial in appearance. Therefore, a condition is recommended to require details of the colour coating.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

CONCLUSION

In view of the design and siting it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval, subject to conditions requiring details of materials.