Planning Committee: 10 November 2015 **Item Number: 18**

Application No: W/15/1597

Registration Date: 29/09/15
Town/Parish Council: Baginton **Expiry Date:** 29/12/15
Case Officer: Rob Young
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Export House, Coventry Airport, Rowley Road, Baginton, Coventry, CV3 4FR

Change of use from storage and distribution (Use Class B8) to general industrial (Use Class B2). FOR Bellagio Stone Limited

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This application is being presented to Committee due to an objection from the Parish Council having been received.

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The application proposes a change of use from storage and distribution (Use Class B8) to general industrial (Use Class B2).

THE SITE AND ITS LOCATION

The application relates to warehouse premises situated adjacent to Coventry Airport. There is a vehicular access to the site from Rowley Road. The site is situated within the Green Belt.

The site contains a large warehouse building with a yard to the front and side, and is adjoined by the Midland Air Museum to the north-west and by Coventry Airport to the south-east. Premises associated with the airport are situated to the south-west and north-east of the site.

PLANNING HISTORY

In 1989 planning permission was granted for "Erection of 2 units to provide maintenance/freight storage, packaging, distribution and offices for helicopter operations with parking for 27 vehicles" (Ref. W89/0484).

In 2000 planning permission was granted for "Alterations and extensions to air freight warehouse and ancillary offices" (Ref. W99/1131).

RELEVANT POLICIES

- National Planning Policy Framework

- The Current Local Plan
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- RAP6 - Directing New Employment (Warwick District Local Plan 1996 - 2011)
- DAP12 - Protecting Safeguarded Areas (Warwick District Local Plan 1996 - 2011)
- The Emerging Local Plan
- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS19 - Green Belt (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- EC1 - Directing New Employment Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR6 - Safe Operation of Aerodromes (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC1 - Planning for Climate Change Adaptation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE5 - Protection of Natural Resources (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- Guidance Documents
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Parish Council: Object. A noisy operation such as Bellagio Stone would be incompatible with this location which is a predominantly recreational area within the Green Belt, including two museums, a flight school, cafe, lounge bar, flight simulator training and educational facilities. The noise will also impact on Baginton village itself.

Midland Air Museum: Object on the grounds of noise and nuisance from dust. Visitors to the museum, many of whom are children, would suffer health risks as a result. There would also be adverse effects on the heritage exhibits.

Coventry Flying School: Object on the grounds of noise and nuisance from dust. Noise would affect their students during briefing as well as the flight

simulators and the cafe / restaurant where clients and members can sit on the balcony. The dust would be a considerable hazard, damaging aircraft engines and affecting the controls of the aircraft. The driveway has not been designed for heavy traffic.

Briter Aviation Services: Object. Raise concerns about the loss of a valuable airport-related resource. Also consider that the dust may present a major hazard to aircraft flight safety.

Coventry Airport: Object as the proposed use is not aviation related.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- the impact on the Green Belt; and
- the impact of noise and dust on other nearby uses.

Impact on the Green Belt

The proposals do not require any external alterations to the premises. Consequently the proposed use would have no greater impact on the openness of the Green Belt than the existing use.

With regard to the Parish Council's concerns about the impact that a potentially noisy operation would have on the Green Belt, it is important to bear in mind that this is not a particularly quiet part of the Green Belt. There are a number of potentially noisy operations in the vicinity of the site, including the airport, other nearby commercial premises and the Stonebridge Industrial Estate. Furthermore, given the size of this unit the existing B8 use could create a fair degree of noise including extensive outdoor forklift truck movements and comings and goings of large delivery vehicles. It is also of note that the Council have recently granted planning permission for houses to be built adjacent to Bellagio Stone's existing premises. This all indicates that the levels of noise caused by Bellagio Stone are unlikely to cause material harm to the Green Belt in the vicinity of this particular site.

Impact of noise and dust on other nearby uses

There are no dwellings near the application site and therefore the proposals are unlikely to have any impact on the living conditions of any residential properties. However, objectors have raised concerns about the impact of noise and dust on neighbouring commercial and institutional uses, e.g. the Midland Air Museum and Coventry Flying School. In considering this issue, it is helpful to note again that the Council have recently deemed it appropriate to grant planning permission for the erection of houses adjacent to Bellagio Stone's existing premises. Therefore it could not now be said that an operation that was considered acceptable adjacent to dwellings would not be acceptable adjacent to an air museum and other aviation related uses.
It is also important to bear in mind that the site is immediately adjacent to an operational airport which generates significant amounts of noise, no doubt in part from the planes of the adjacent flying school. Furthermore, as stated

previously the existing B8 use could generate a fair degree of noise. One final point to make here is that the airport themselves have very recently been granted planning permission for general industrial development on the opposite side of the airport, a similar distance from the runway (Ref. W15/1122) and therefore it cannot be the case that such a use is incompatible with the airport. Taking all these points into account, it is not considered that the proposals would have an unacceptable impact on neighbouring commercial and institutional uses in relation to noise and dust.

Other matters

Coventry Airport has objected on the grounds that the proposed use is not aviation related. However, they themselves have only recently been granted planning permission for a non-aviation related development on an existing operational part of the airport (Ref. W15/1122). Therefore it would be unreasonable for the Council to then insist that premises outside of the airport boundary are retained for aviation related use. In any case, the Council do not have any policies to require premises to be retained for aviation related purposes.

SUMMARY/CONCLUSION

The proposals would have no greater impact on the openness of the Green Belt than the existing use. Furthermore, the proposals are unlikely to have an unacceptable impact on neighbouring commercial and institutional uses in relation to noise and dust. Therefore it is recommended that planning permission is granted.

CONDITIONS

1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

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