

Enquiries to:
Committee Services

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Direct Email:
committee@nuneatonandbedworth.gov.uk

Date: 4th January 2024

Dear Sir/Madam,

A meeting of the **PLANNING APPLICATIONS COMMITTEE** will be held in **Council Chamber of the Town Hall, Nuneaton on Tuesday, 16th January 2024 at 6.00pm, with confidential items considered at 5.00pm.**

Public Consultation on planning applications will commence at 6.00pm (see Agenda Item No. 6 for clarification).

Please note that meetings may be recorded for future broadcast.

Yours faithfully,

BRENT DAVIS

Chief Executive

To: All Members of the Planning
Applications Committee

Councillors L. Cvetkovic (Chair),
C. Cape, M. Green, B. Hammersley,
J. Hartshorn, S. Markham, B. Pandher,
J. Sheppard (Vice-Chair), E. Shiers,
R. Smith and K. Wilson.

AGENDA

PART I - PUBLIC BUSINESS

1. EVACUATION PROCEDURE

A fire drill is not expected, so if the alarm sounds please evacuate the building quickly and calmly. Please use the stairs and do not use the lifts. Once out of the building, please gather outside Lloyds Bank on the opposite side of the road.

Exit by the door by which you entered the room or by the fire exits which are clearly indicated by the standard green fire exit signs.

If you need any assistance in evacuating the building, please make yourself known to a member of staff.

Please also make sure all your mobile phones are turned off or set to silent.

The meeting will be live streamed to YouTube and will be available to view via the NBBC website.

2. APOLOGIES - To receive apologies for absence from the meeting.

3. MINUTES - To confirm the minutes of the meeting held on 21st November 2023, attached (**Page 5**).

4. DECLARATIONS OF INTEREST

To receive declarations of Disclosable Pecuniary and Other Interests, in accordance with the Members' Code of Conduct.

Declaring interests at meetings

If there is any item of business to be discussed at the meeting in which you have a disclosable pecuniary interest or non-pecuniary interest (Other Interests), you must declare the interest appropriately at the start of the meeting or as soon as you become aware that you have an interest.

Arrangements have been made for interests that are declared regularly by members to be appended to the agenda (**Page 10**). Any interest noted in the Schedule at the back of the agenda papers will be deemed to have been declared and will be minuted as such by the Democratic Services Officer. As a general rule, there will, therefore, be no need for those Members to declare those interests as set out in the schedule.

There are, however, TWO EXCEPTIONS to the general rule:

1. When the interest amounts to a Disclosable Pecuniary Interest that is engaged in connection with any item on the agenda and the member feels that the interest is such that they must leave the room. Prior to leaving the room, the member must inform the meeting that they are doing so, to ensure that it is recorded in the minutes.

2. Where a dispensation has been granted to vote and/or speak on an item where there is a Disclosable Pecuniary Interest, but it is not referred to in the Schedule (where for example, the dispensation was granted by the Monitoring Officer immediately prior to the meeting). The existence and

nature of the dispensation needs to be recorded in the minutes and will, therefore, have to be disclosed at an appropriate time to the meeting.

Note: Following the adoption of the new Code of Conduct, Members are reminded that they should declare the existence and nature of their personal interests at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is a Disclosable Pecuniary or a Deemed Disclosable Pecuniary Interest, the Member must withdraw from the room.

Where a Member has a Disclosable Pecuniary Interest but has received a dispensation from Standards Committee, that Member may vote and/or speak on the matter (as the case may be) and must disclose the existence of the dispensation and any restrictions placed on it at the time the interest is declared.

Where a Member has a Deemed Disclosable Interest as defined in the Code of Conduct, the Member may address the meeting as a member of the public as set out in the Code.

Note: Council Procedure Rules require Members with Disclosable Pecuniary Interests to withdraw from the meeting unless a dispensation allows them to remain to vote and/or speak on the business giving rise to the interest.

Where a Member has a Deemed Disclosable Interest, the Council's Code of Conduct permits public speaking on the item, after which the Member is required by Council Procedure Rules to withdraw from the meeting.

5. DECLARATIONS OF CONTACT

Members are reminded that contacts about any Planning Applications on this agenda must be declared before the application is considered.

6. APPLICATIONS FOR PLANNING PERMISSION ON WHICH THE PUBLIC HAVE INDICATED A DESIRE TO SPEAK. EACH SPEAKER WILL BE ALLOWED 3 MINUTES ONLY TO MAKE THEIR POINTS – the report of the Head of Development Control, attached (**Page 13**).

Members of the public will be given three minutes to speak on a particular item and this is strictly timed. The chair will inform all public speakers that: their comments must be limited to addressing issues raised in the agenda item under consideration: and that any departure from the item will not be tolerated.

The chair may interrupt the speaker if they start discussing other matters which are not related to the item, or the speaker uses threatening or inappropriate language towards Councillors or officers and if after a warning issued by the chair, the speaker persists, they will be asked to stop speaking by the chair. The chair will advise the speaker that, having ignored the warning, the speaker's opportunity to speak to the current or other items on the agenda may not be allowed. In this eventuality, the chair has discretion to exclude the speaker from speaking further on the item under consideration or other items of the agenda.

7. APPLICATIONS FOR PLANNING PERMISSION ON WHICH NO MEMBER OF THE PUBLIC HAS INDICATED A DESIRE TO SPEAK – the report of the Head of Development Control.
8. ANY OTHER ITEMS which in the opinion of the Chair of the meeting should be considered as a matter of urgency because of special circumstances (which must be specified).

PART 2 - PRIVATE BUSINESS

9. EXCLUSION OF PUBLIC AND PRESS
Under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting during consideration of the following item, it being likely that there would be disclosure of exempt information of the description specified in paragraph 12 of Part I of Schedule 12A to the Act.
10. LAND REAR OF 69 COVENTRY ROAD, BULKINGTON – report of the Head of Development Control (to follow).

NUNEATON AND BEDWORTH BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

21st November 2023

A meeting of the Planning Applications Committee was held on Tuesday, 21st November 2023, in the Council Chamber and was recorded for future publication on the Council's website.

Present

Councillor J. Sheppard (Vice-Chair)

Councillors: M. Green, J. Hartshorn, B. Hammersley, S. Markham, B. Pandher, E. Shiers, R. Smith, K. Wilson and S. Harbison (substitute for Councillor Cvetkovic).

Apologies: Councillors L. Cvetkovic and C. Cape.

PLA27 **Minutes**

RESOLVED that the minutes of the meeting held on the 19th September 2023 be approved and signed by the Chair.

PLA28 **Declarations of Interest**

Councillor K. Wilson declared an interest in item 039677 (site 51A073) as the Cabinet Portfolio Holder for Business and Regeneration. He confirmed he had not discussed the application with developers and will be making any decision based on information from the Planning Department only.

Councillor M. Green declared an interest in item 039369 (site 28B003) as his employer is mentioned in the application. Although he has not discussed the item with anyone, he confirmed he would not vote on this application.

As Councillor S. Harbison was a substitute Councillor for this meeting, his declarations were not detailed in the Schedule attached to the agenda.

RESOLVED that the declarations of interests are as set out in the Schedule attached to these minutes, with the addition of the Declarations of Interests for Councillors K. Wilson and M. Green, and Councillor S. Harbison who is a substitute Councillor for this meeting.

PLA29 **Declarations of Contact**

None were declared.

IN PUBLIC SESSION

PLA30 **Planning Applications**

(Note: Names of the members of the public who submitted statements or spoke are recorded in the Schedule).

RESOLVED that decisions made on applications for planning permission are as shown in the attached schedule, for the reasons and with the conditions set out in the report and addendum, unless stated otherwise.

Chair

SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION AND
RELATED MATTERS REFERRED TO IN MINUTE PLA30 OF THE
PLANNING APPLICATIONS COMMITTEE ON 21st NOVEMBER 2023

039677 - Site 51A073 - Ex Co-op buildings and car park Abbey Street.
Nuneaton. Warwickshire. CV11 5BU
Applicant: Nuneaton and Bedworth Borough Council

Public Speakers: Councillor K. Kondakor (Objector)

DECISION

That planning permission be granted, subject to the conditions printed in the agenda.

039369 - Site 28B003 - Land off Weddington Road, Nuneaton, Warwickshire
Applicant: Gladman Developments Ltd

Public Speakers: Councillor R. Tromans (Objector)
Councillor K. Kondakor (Ward Councillor)

DECISION

That planning permission be refused and the Council defend the appeal against non-determination on that basis for the reasons as printed in the agenda and addendum.

039687 - 228 Heath Road Bedworth, Warwickshire. CV12 0BN
Applicant: Councillor J. Singh

DECISION

That delegated authority be given to the Assistant Director - Governance and Democracy to issue the certificate of lawfulness.

Planning Applications Committee - Schedule of Declarations of Interests – 2023/2024

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
	General dispensations granted to all members under s.33 of the Localism Act 2011			Granted to all members of the Council in the areas of: <ul style="list-style-type: none"> - Housing matters - Statutory sick pay under Part XI of the Social Security Contributions and Benefits Act 1992 - An allowance, payment given to members - An indemnity given to members - Any ceremonial honour given to members - Setting council tax or a precept under the Local Government Finance Act 1992 - Planning and Licensing matters - Allotments - Local Enterprise Partnership
	C. Cape	Director of Capability Coaching and Consultancy Ltd.	Member of the following Outside Bodies: <ul style="list-style-type: none"> • Armed Forces Covenant Meeting Member of Attleborough Community Matters Group Member of the Royal British Legion Member of the Adult Social care and Health Overview and Scrutiny Committee at WCC	
	L. Cvetkovic (Chair)	Head of Geography (Teacher), Sidney Stringer Academy, Coventry	The Bulkington Volunteers (Founder); Bulkington Sports and Social Club (Trustee) Member on the following Outside Bodies: <ul style="list-style-type: none"> • Building Control Partnership Steering Group 	
	M. Green	Employed by Horiba Mira – Engineering Technician	Chair of Education Standards Committee – St Thomas More School. School Appeals Panel Member Our Lady of the Angels Church. President – St Vincent De Paul Society Nuneaton. Director – Holy Spirit Catholic Multi Academy Company. Member of the George Eliot Fellowship Member of Other Bodies:	

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
			<ul style="list-style-type: none"> • Friendship Project for Children. • Nuneaton Education Strategy Group 	
	B. Hammersley	County Councillor – W.C.C.	Member on the following Outside Bodies: <ul style="list-style-type: none"> • Hammersley, Smith and Orton Charity 	
	J. Hartshorn	Employed by ASDA Nuneaton	Member of Nuneaton Conservatives	
	S. Markham	County Councillor – WCC (Portfolio Holder for Children’s Services)	Governor at Ash Green School Member of the following Outside Bodies: <ul style="list-style-type: none"> • Nuneaton and Bedworth Sports Forum • Warwickshire Direct Partnership • Warwickshire Waste Partnership • Sherbourne Asset Co Shareholder Committee • Hammersley, Smith and Orton Charities 	
	B. Pandher		Member of Warwickshire County Council Treasurer & Trustee of Nanaksar Gurdwara Gursikh Temple; Coordinator of Council of Sikh Temples in Coventry; Secretary of Coventry Indian Community; Trustee of Sikh Monument Trust Vice Chair Exhall Multicultural Group Member of the following Outside Bodies: <ul style="list-style-type: none"> • Foleshill Charity Trustee – Proffitt’s Charity 	
	J. Sheppard (Vice-Chair)		Partnership member of the Hill Top and Caldwell Big Local. Director of Wembrook Community Centre. Member of Labour Party.	Dispensation to speak and vote on any matters of Borough Plan that relate to the Directorship of Wembrook Community Centre
	E. Shiers	Employed by and Director of Cannon Enterprise Ltd. Director of The Fresh Dessert Company	The Labour Party Coventry East Credit Union Member of the Pride in Camp Hill Board.	

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
			<p>Member of the governing board for Camp Hill Primary School.</p> <p>Member of the Board of Trustees of Camp Hill Community Association.</p> <p>Volunteer for Coventry and Warwickshire District RSPCA.</p>	
	R. Smith		<p>Chairman of Volunteer Friends, Bulkington; Trustee of Bulkington Sports and Social Club; Director of NABCEL;</p> <p>Member of the following Outside Bodies:</p> <ul style="list-style-type: none"> • A5 Member Partnership; • PATROL (Parking and Traffic Regulation Outside of London) Joint Committee; • Building Control Partnership Steering Group • Bulkington Village Community and Conference Centre • West Midlands Combined Authority and Land Delivery Board 	
	K.D. Wilson	Acting Delivery Manager, Nuneaton and Warwick County Courts, HMCTS, Warwickshire Justice Centre, Nuneaton	<p>Deputy Chairman – Nuneaton Conservative Association</p> <p>Corporate Tenancies: properties are leased by NBBC to Nuneaton and Bedworth Community Enterprises Ltd, of which I am a Council appointed Director.</p> <p>Representative on the following Outside Bodies:</p> <ul style="list-style-type: none"> • Director of Nuneaton and Bedworth Community Enterprises Ltd (NABCEL) • Coventry, Warwickshire and Hinckley & Bosworth Joint Committee • District Council Network • Local Government Association • Director of Coventry and Warwickshire Local Enterprise Partnership Ltd (CWLEP) • West Midlands Combined Authority 	

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	C. Cape	Director of Capability Coaching and Consultancy Ltd.	Member of the following Outside Bodies: <ul style="list-style-type: none"> • Armed Forces Covenant Meeting Member of Attleborough Community Matters Group Member of the Royal British Legion Member of the Adult Social care and Health Overview and Scrutiny Committee at WCC	
	L. Cvetkovic (Chair)	Head of Geography (Teacher), Sidney Stringer Academy, Coventry	The Bulkington Volunteers (Founder); Bulkington Sports and Social Club (Trustee) Member on the following Outside Bodies: <ul style="list-style-type: none"> • Building Control Partnership Steering Group 	
	M. Green	Employed by Horiba Mira – Engineering Technician	Chair of Education Standards Committee – St Thomas More School. School Appeals Panel Member Our Lady of the Angels Church. President – St Vincent De Paul Society Nuneaton. Director – Holy Spirit Catholic Multi Academy Company. Member of the George Eliot Fellowship Member of Other Bodies:	

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	J. Hartshorn	Employed by ASDA Nuneaton	Member of Nuneaton Conservatives	
	S. Markham	County Councillor – WCC (Portfolio Holder for Children’s Services)	Governor at Ash Green School Member of the following Outside Bodies: <ul style="list-style-type: none"> • Nuneaton and Bedworth Sports Forum • Warwickshire Direct Partnership • Warwickshire Waste Partnership • Sherbourne Asset Co Shareholder Committee • Hammersley, Smith and Orton Charities 	
	B. Pandher		Member of Warwickshire County Council President & Trustee of Nanaksar Gurdwara Gursikh Temple Coventry; Coordinator of Council of Sikh Temples in Coventry; Secretary of Coventry Indian Community; Trustee of Sikh Monument Trust Vice Chair Exhall Multicultural Group Member of the following Outside Bodies: <ul style="list-style-type: none"> • Foleshill Charity Trustee – Proffitt’s Charity • Conservative Party 	
	J. Sheppard (Vice-Chair)		Partnership member of the Hill Top and Caldwell Big Local. Director of Wembrook Community Centre. Member of Labour Party.	Dispensation to speak and vote on any matters of Borough Plan that relate to the Directorship of Wembrook Community Centre
	E. Shiers	Employed by and Director of Cannon Enterprise Ltd. Director of The Fresh	The Labour Party Coventry East Credit Union Member of the Pride in Camp	

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
		Dessert Company	<p>Hill Board.</p> <p>Member of the governing board for Camp Hill Primary School.</p> <p>Member of the Board of Trustees of Camp Hill Community Association.</p> <p>Volunteer for Coventry and Warwickshire District RSPCA.</p>	
	R. Smith		<p>Chairman of Volunteer Friends, Bulkington;</p> <p>Trustee of Bulkington Sports and Social Club;</p> <p>Director of NABCEL;</p> <p>Member of the following Outside Bodies:</p> <ul style="list-style-type: none"> • A5 Member Partnership; • PATROL (Parking and Traffic Regulation Outside of London) Joint Committee; • Building Control Partnership Steering Group • Bulkington Village Community and Conference Centre • West Midlands Combined Authority and Land Delivery Board 	
	K.D. Wilson	Acting Delivery Manager, Nuneaton and Warwick County Courts, HMCTS, Warwickshire Justice Centre, Nuneaton	<p>Deputy Chairman – Nuneaton Conservative Association</p> <p>Corporate Tenancies: properties are leased by NBBC to Nuneaton and Bedworth Community Enterprises Ltd, of which I am a Council appointed Director.</p> <p>Representative on the following Outside Bodies:</p> <ul style="list-style-type: none"> • Director of Nuneaton and Bedworth Community Enterprises Ltd (NABCEL) • Coventry, Warwickshire and Hinckley & Bosworth Joint Committee • District Council Network • Local Government Association • Director of Coventry and Warwickshire Local Enterprise Partnership Ltd (CWLEP) • West Midlands Combined Authority 	

Planning Applications Committee
16th January 2024

Applications for Planning Permission etc.
Agenda Item Index

Item No.	Reference	Ward	Address	Page No.
1.	039938	GC	14 Thackeray Close, Nuneaton	14
2.	040040	PO	Bedworth Terminal, 72 Bayton Road, Coventry	23

Wards:					
AB	Abbey	AR	Arbury	AT	Attleborough
BA	Barpool	BE	Bede	BU	Bulkington
CH	Camp Hill	EX	Exhall	GC	Galley Common
HE	Heath	KI	Kingswood	PO	Poplar
SL	Slough	SN	St Nicolas	WB	Wembrook
WE	Weddington	WH	Whitestone		

REFERENCE No. 039938

Site Address: 14 Thackeray Close, Nuneaton, Warwickshire, CV10 9RT

Description of Development: Proposed 1.8 metre high timber fence and gate to front/side boundary

Applicant: Mr Richard Jones

Ward: GC

RECOMMENDATION:

Planning Committee is recommended to grant planning permission, subject to the conditions printed.

INTRODUCTION:

This application seeks consent for a proposed 1.8 metre high timber fence and gate to front/side boundary at 14 Thackeray Close, Nuneaton. The site is located in Galley Common, in the west of Nuneaton.

The application property is a two storey detached dwelling constructed of red bricks. The roof is gabled and features a gable end at the front of the property. Planning permission was granted in June 2023 for a single storey wrap-around side and rear extension, a first floor side and rear extension with a first floor side facing window. This extension is currently under construction. From viewing arial mapping of the site there used to be a front garden comprising of grass, however this has since been removed. There is a conifer hedge located to the to the front and side of the dwelling, along the boundary with no.13 Thackeray Close.

Whilst there are no significant level changes between the application property and the neighbouring properties within Thackeray Close, it is worth noting that there is a difference in the land levels between the application property and the properties located to the west on Campbell Close. The land slopes upwards in height from Campbell Close towards Thackeray Close from west to east. Thackeray Close is a cul-de-sac with the house types, styles and sizes similar within the street scene.

The proposed changes to the site comprise of the erection of a 1.8 metre high timber fence and automatic gate to the front and side boundary of the application property. The timber fence and automatic gate will be located to the rear of the existing conifer hedge.

RELEVANT PLANNING HISTORY:

- 039583: Single storey wrap-around extension to the side and rear, together with first floor extensions to the rear and side elevations and a new first floor side facing window. Submitted April 2023 and approved June 2023.

RELEVANT PLANNING POLICIES:

- Policies of the Borough Plan 2019:

- DS1 – Presumption in favour of sustainable development
- BE3 – Sustainable design and construction
- Supplementary Planning Guidance / Supplementary Planning Documents.
- Sustainable Design and Construction SPD 2020.
- Transport Demand Management Matters SPD 2022.
- National Policy Planning Framework (NPPF).
- National Planning Practice Guidance (NPPG).

CONSULTEES NOTIFIED:

WCC Highways, Cadent Gas

CONSULTATION RESPONSES:

No objection subject to informative note added to decision notice:

Cadent Gas

No objection from:

WCC Highways

NEIGHBOURS NOTIFIED:

13, 15, 16, 19, 20 & 21 Thackeray Close and 11-15 Campbell Close

Neighbouring properties were sent letters notifying them of the proposed development on 9th November 2023.

NEIGHBOUR RESPONSES:

There have been 5 objections from 5 addresses. The comments are summarised below;

1. Proposals out of keeping with the area
2. Impact on light/overshadowing on neighbouring properties
3. Proposals considered to have a negative impact on vehicular access, existing driveways and neighbour amenity
4. Potential health and safety risks to pedestrians and other road users
5. Additional noise and vehicle emissions from cars
6. Location of proposed fence would make maintenance of conifer hedge difficult
7. Proposals considered to have a determinantal impact on neighbour amenity and character and appearance of the community
8. Block/Site Plan does not appear to be accurately drawn
9. Application form states there are no trees but are shown on the plans
10. Gates are out of keeping with area and increased noise when opening & closing
11. Possibility of a covenant restricting the erection of any fence or gate

APPRAISAL:

The key issues to assess in the determination of this application are;

1. Impact on Residential Amenity
2. Impact on Visual Amenity
3. Impact on Highway Safety
4. Other Considerations

1. Impact on Residential Amenity

The way buildings relate to each other, their orientation and separation distance must provide and protect acceptable levels of amenity for both existing and future residents. These standards can be used flexibly, depending on house layout and on-site circumstance. Neighbouring properties to be considered within this application are: 13, 15, 16, 19, 20 & 21 Thackeray Close and 11-15 Campbell Close

Impact on 13 Thackeray Close

No.13 Thackeray Close is the unattached neighbour located adjacent to the application property to the east. The proposed 1.8 metre high timber fence and gate would be located next to the boundary of no.13.

As the fence will be screened by the existing conifer hedges and as the part of the fence which is not adjacent to the highway could be built under permitted development, it is therefore considered that there will be no unacceptable harm to this property.

Impact on 15 Thackeray Close

No.15 Thackeray Close is the unattached neighbour located opposite the application property to the north. The proposed 1.8 metre high timber fence and gate are located next to the boundary of no.13 and the application property.

Due to the nature of the scheme, the proposals do not breach the 60 or 45 degree lines, as recommended within section 1.9 of the Sustainable Design and Construction (SDC) SPD, meaning there would be no unacceptable overshadowing and overbearing impact. It is therefore considered that there will be no unacceptable harm to this property.

Impact on 16 Thackeray Close

No.16 Thackeray Close is the unattached neighbour located opposite the application property to the north.

Due to the nature of the scheme and distance from the application property, the proposals do not breach the 60 or 45 degree lines (paragraph 1.9 of SDC) meaning there would be no unacceptable overshadowing or overbearing impact. It is therefore considered that there will be no unacceptable harm to this property.

Impact on 19 Thackeray Close

No.19 Thackeray Close is the unattached neighbour located opposite the application property to the north.

Due to the nature of the scheme and distance from the application property, the proposals do not breach the 60 or 45 degree lines (paragraph 1.9 of SDC) meaning there would be no unacceptable overshadowing or overbearing impact. It is therefore considered that there will be no detrimental impact on this property.

Impact on 20 & 21 Thackeray Close

Nos. 20 & 21 Thackeray Close are the unattached neighbours located opposite the application property to the north-east.

Due to the nature of the scheme and distance from the application property, the proposals do not breach the 60 or 45 degree lines (paragraph 1.9 of SDC) meaning there would be no unacceptable overshadowing or overbearing impact.

It is therefore considered that there will be no unacceptable harm to these properties.

Impact on 11-14 Campbell Close

Nos. 11-14 Campbell Close are the unattached neighbours located adjacent to the application property to the west.

The proposed 1.8 metre high timber fence and gate are located on the opposite boundary between the application property and adjacent neighbours. The proposals are located approximately 17.5 metres away from the boundary of the nearest properties located directly opposite the fence and gate to the west.

Additionally, due to the nature of the scheme, the proposals do not breach the 60 or 45 degree lines (paragraph 1.9 of SDC) meaning there would be no unacceptable overshadowing or overbearing impact.

It is therefore considered that there will be no unacceptable harm to these properties.

Impact on 15 Campbell Close

No. 15 Campbell Close is the unattached neighbour located to the side and rear of the application property to the south-west.

Due to the nature of the scheme and distance from the application property, the proposals do not breach the 60 or 45 degree (paragraph 1.9 of SDC) meaning there would be no unacceptable overshadowing or overbearing impact.

It is therefore considered that there will be no unacceptable harm to this property.

2. Impact on Visual Amenity

Section 13, paragraphs 13.8-13.12, of the Sustainable Design and Construction SPD 2020, indicates how extensions and alterations to the existing houses should, and should not, impact the visual amenity of an area.

The proposed fence and gate will be constructed out of timber which is considered to be an appropriate material, given there are several wooden fences within the existing street scene. Whilst there are no electric gates within Thackeray Close, given that the gate is the same material as the fence, the proposals are not considered to be out of keeping with the street scene.

The scheme is therefore considered to be an appropriate design and scale when compared to the existing and neighbouring properties. To add to this the proposals are not considered to result in a prominent or incongruent feature in the street scene and so will not be harmful to the visual amenity of the area.

3. Impact on Highway Safety

WCC Highways have been consulted on this application. They have advised that the site is at the end of a cul-de-sac so visibility for neighbours onto the highway will not be an issue. Based on this response, WCC Highways have no objections to the proposed scheme. Officers are in agreement with the response from WCC Highways and it is therefore considered that the proposed scheme is acceptable.

4. Other Considerations

This application is clearly contentious within the local area, however, it should be clear as to which matters are material planning considerations. Issues relating to the maintenance of the conifer hedge and a covenant restricting any fence or gate are not planning matters and therefore cannot be considered as part of this assessment.

The remaining objection comments made which relate to the impact on neighbours, design of the proposals and highways related concerns have been noted. However, it is considered that these comments have been addressed in the above sections, and any other potential impact from these are not considered to have a detrimental impact on the surrounding area. Furthermore, the agent has provided a copy of the Block Plan from the Land Registry which appears to match the information that has been submitted.

5. Conclusion

The NPPF 2023 (Paragraph 11) promotes a presumption in favour of sustainable development, and in line with the Planning and Compulsory Purchase Act 2004 states that decisions should be made in line with an adopted Development Plan, unless material considerations indicate otherwise.

In conclusion, the proposed impact on Residential Amenity, Visual Amenity and Highway Safety are considered to be acceptable. To add to this, WCC Highways have no objections to the proposals. As such, the recommendation is one of approval, subject to conditions.

REASONS FOR APPROVAL:

Having regard to the pattern of existing development in the area, relevant provisions of the development plan, as summarised above, and the consultation responses received, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

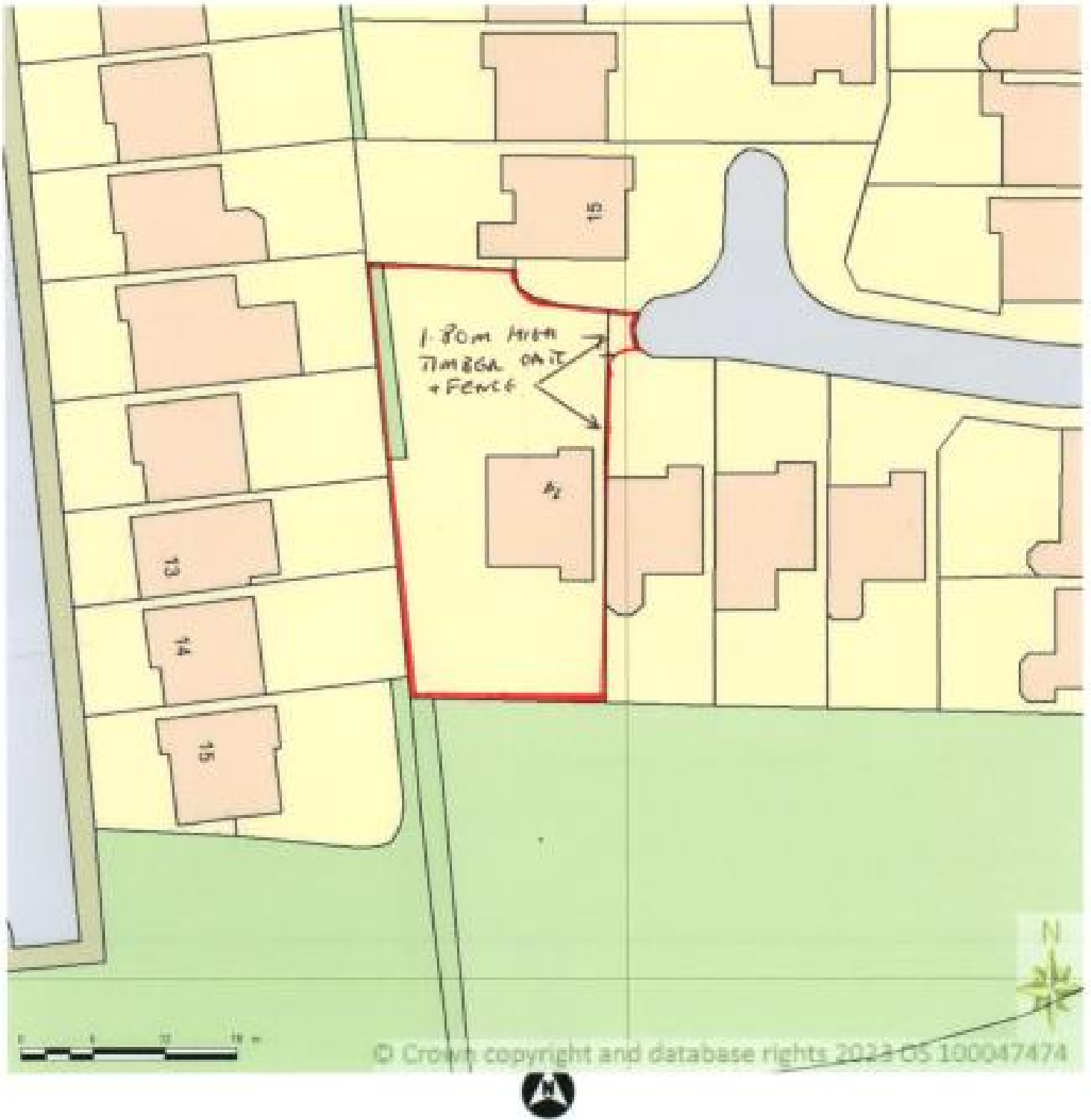
SCHEDULE OF CONDITIONS:

2. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

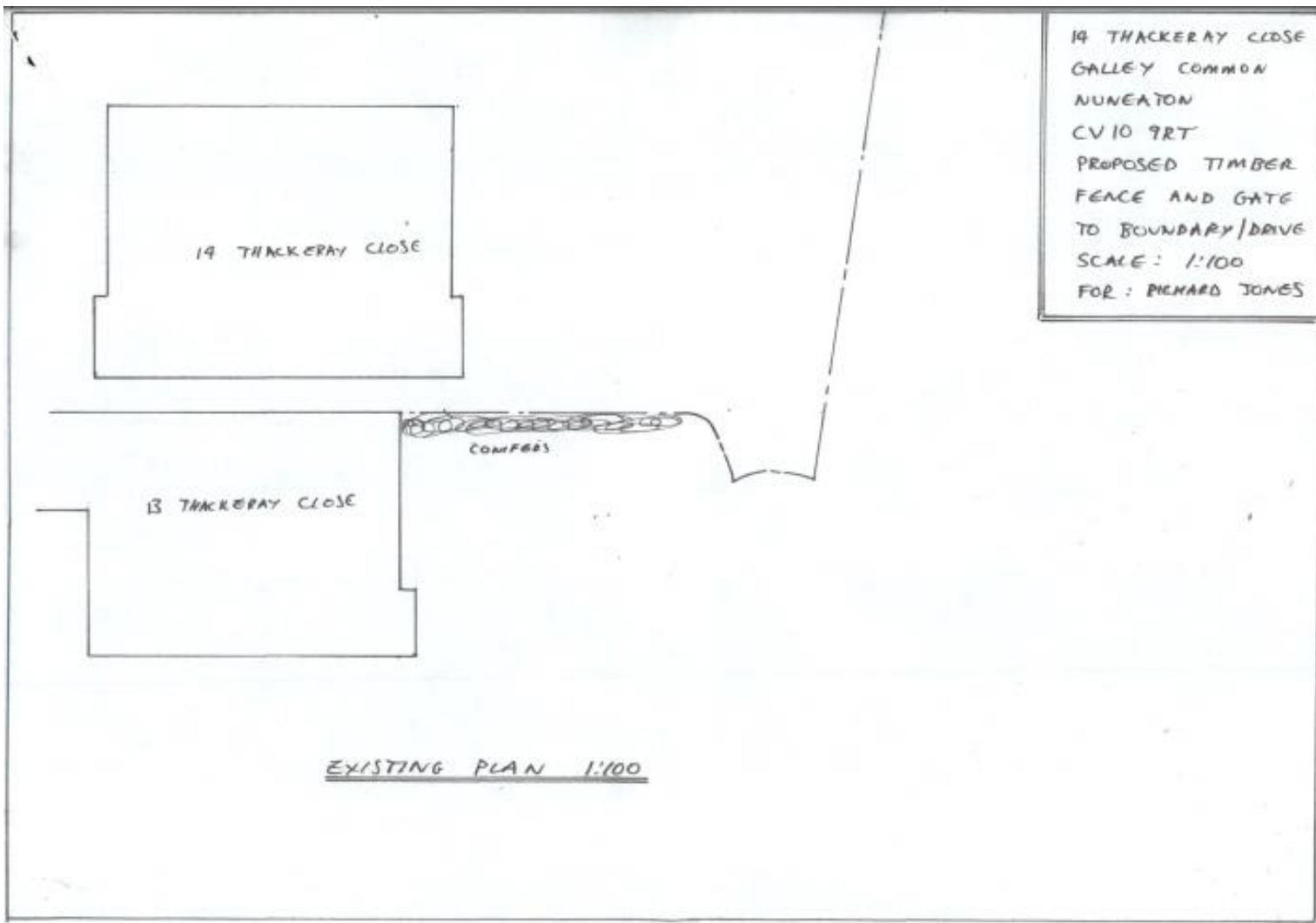
<u>Plan Description</u>	<u>Plan Reference</u>	<u>Date Received</u>
Site Location Plan	N/A	30 th October 2023
Block Plan	N/A	30 th October 2023
Existing Plan	N/A	30 th October 2023
Proposed Plans and Elevations	N/A	30 th October 2023



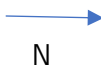
Site Location Plan

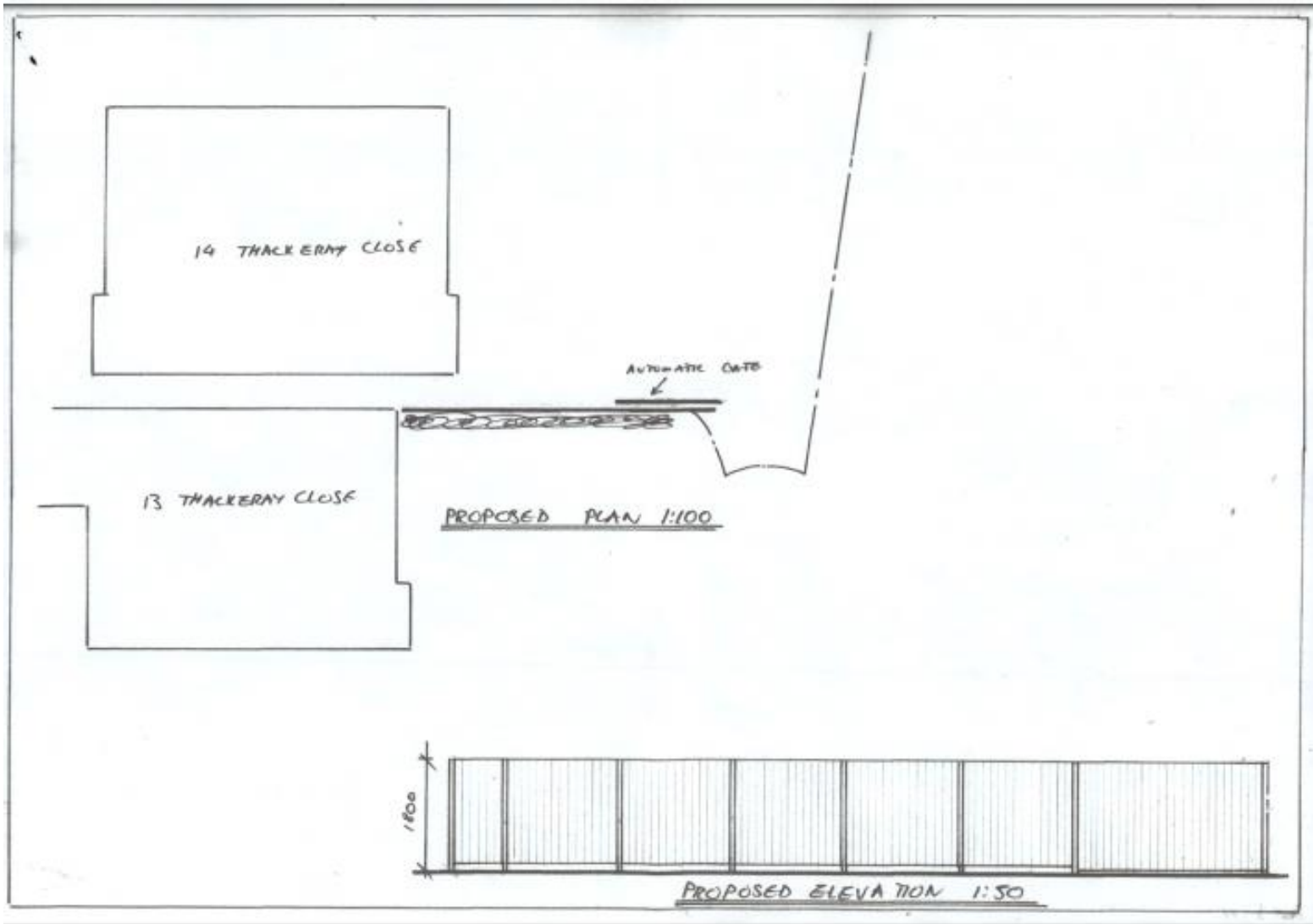


Block Plan

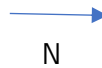


Existing Plan





Proposed Plans and Elevations



REFERENCE No. 040040

Site Address: Bedworth Terminal, 72 Bayton Road, Coventry, CV7 9EJ

Description of Development: Revocation of Hazardous Substance Consent (HSC)

Ward: PO

Purpose of report:

The purpose of this report is to enable members to decide whether the Council should make a revocation order to revoke the Hazardous Substance Consent (HSC) the Council issued in 1971, 1976 and 2004 at Bedworth Terminal, 72 Bayton Road, Coventry. The report thereafter outlines the reasons for revoking this consent and sets procedures involved in doing this.

Recommendation:

Planning Committee is recommended to make a revocation order under s14(2)(a) of the Planning (Hazardous Substances) Act 1990, i.e. revoking the Hazardous Substances Consent references BUDC9453, TP/7604/00 and 009359 pertaining to Bedworth Terminal, 72 Bayton Road, Coventry, subject to its confirmation by the Secretary of State under Section 15 of the Act.

Summary of Reasons for the Recommendations

Under the Planning (Hazardous Substances) Act 1990 and the Planning (Hazardous Substances) (Scotland) Act 1997, hazardous substances consent (HSC) is a 'planning permission' to store one or more hazardous substances above the controlled quantity as currently specified in:

- the Planning (Hazardous Substances) Regulations 2015;
- the Town and Country Planning (Hazardous Substances) (Scotland) Regulations 2015; and
- the Planning (Hazardous Substances) (Wales) Regulations 2015.

The Health and Safety Executive (HSE) is a statutory consultee for applications for Hazardous Substances Consent (HSC) under the Planning (Hazardous Substances Act) 1990 and the Planning (Hazardous Substances) (Scotland) Act 1997. The planning authority is obliged to take account of HSE's public safety advice, as well as other factors, when deciding to grant or refuse an application.

HSC was granted in 1971 and renewed in 1993 for 2843 tonnes of petrol and other petroleum spirits and 3932 tonnes of derv (diesel)/gas oil/kerosene. The required capacity changed, and a renewal application was approved in 2004 for 2138 tonnes of automotive petrol and other petroleum spirits and 5179 tonnes of derv (diesel)/gas oil/kerosene.

Condition 3 on the renewed approval stated that:

'3. The Hazardous substances shall not be kept or used other than in accordance with the application particulars provided in Form 1, nor outside the area marked for storage of the substances on the plan which formed part of the application.'

The plan referred to has been provided within Appendix A.

Puma Energy vacated the site and the site was sold in June 2021. The Puma Energy website states that Puma Energy sold its UK terminals to Impala Terminals Group in 2022. Impala Terminals Group did not take on the Bayton Road site and it is understood that demolition of the oil storage units commenced in 2021.

An application for prior notification of proposed demolition for the existing storage tanks and associated pipework, along with other buildings on site was submitted on 14 January 2021 (reference 037697). The proposed site plan submitted as part of this application has been provided within Appendix B. A Planning Officer visited the site on 1 February 2021 and this confirmed that demolition had commenced. As demolition commenced within the prior notification period, it was considered that the application could not be determined. The application was returned on 8 February 2021. No further planning application for the demolition of the containers has been received since this time.

Two further planning application have been received for the site. Application 039394 was submitted on 25 January 2023 for 'Change of use of the site from Sui Generis (Fuel Depot) to Use Class B8 storage plus the erection of building (Use Class B2) for the sorting and repairing of used pallets'.

Application 039396 was submitted on 25 January 2023 for 'Re-surfacing of existing open storage area to concrete in association with the storage of pallets'.

A Planning Officer visited the site in February 2023 and it was clear that the fuel storage cylinders had already been demolished and that there was open pallet storage on the site.

The removal of the storage tanks has also been reflected within the existing block plans and location plan submitted to support applications 039394 and 039396. These plans have been provided within Appendix C.

As the storage cylinders have been demolished, it is considered that the occupiers can no longer comply with condition 3 of the Hazardous Substance Consent and therefore it could no longer be utilised without a fresh Hazardous Substance Consent application and a fresh planning application.

In addition, as per the site photographs (Appendix D), it is considered that the site has already changed use from a Fuel Depot (Sui Generis) to pallet storage (B8).

The HSE are required to provide land use planning advice on proposed developments around sites benefiting from HSC, even if they are no longer currently utilising the HSC. This is because the permission runs with the land and remains in place, even when the hazardous substance may not have been present for some time. As such, the HSE would encourage all planning authorities to review the sites which hold HSC and, if appropriate, to formally revoke those which no longer require consent, or modify the consent to reflect the quantities or substances actually required.

The legislation is drafted in such a way that the person in control of the land retains the benefit of the permission. As with a planning permission, HSC can add value to the land concerned and, therefore, legal constraints have been put in place to control how, and when, an HSC can be revoked or modified, with or without compensation.

Revocation of the consent will remove the impediment of the hazardous substances use on the site and bring forward the opportunity for this site, and others within the Bayton Road Industrial Estate, to benefit from productive use. The site is within an established Industrial Estate, as identified within the Borough Plan policies map. As per Policy E1 and E2, applications for economic uses (B1, B2 and B8) will be approved subject to them satisfactorily meeting the policies in the plan. Economic development should be encouraged within existing Industrial Estates in order to promote economic and social development within the Borough. The HSE are a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites and pipelines by virtue of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The HSE have objected to recent economic applications within the area due to the extant HSC on this site. This HSC is no longer being used and the storage facilities tied to the HSC within condition 3 have been demolished. The presence of the extant HSC is preventing further development within the Bayton Road Industrial Estate and therefore there are considered to be economic and social benefits associated with the proposed revocation.

There are also two valid and live planning applications for the site itself (references 039394 and 039396). Whilst there are other outstanding matters on these applications, there would be the requirement to remove the HSC via condition in order to approve these cases. As such, the removal of this consent would be required in order to facilitate these live applications. This is also important given that one of the applications is partially retrospective in that it is already being used as pallet storage.

Legal Considerations

The Planning (Hazardous Substances) Act 1990 allows for a HSC to be revoked under s.14. This Authority, as Hazardous Substance Authority, can make a revocation order under s.14 (1) or (2) of the Act. The revocation will be subject to confirmation by the Secretary of State under s.15 of the Act (even if it is unopposed).

S.16 (1) of the Act makes it clear that compensation, which would otherwise be payable for a revocation or modification using powers under s.14(1), is not payable for a revocation if it is made under s.14(2) of the Act.

Whilst the risk of compensation being sought from the Council would not apply if the consent was revoked under s.14(2), there are a number of criteria that must be satisfied, these are as follows:

- a) That there has been a material change in the use of the land to which the HSC relates; or
- b) Planning permission has been granted and commenced for development of the site and would involve making a material change in the use of the land; or
- c) In the case of a HSC which relates only to one substance, that the substance has not for at least five years been present on, over or under the land to which the consent relates in a quantity equal to or exceeding the controlled quantity or
- d) In the case of a HSC which relates to a number of substances, that none of those substances has for at least five years been so present.

The Council has received two planning applications relating to a change of use to a pallet storage and processing facility (use B2/B8). Planning Officers visited the site in February 2023 and site photographs show that the petrol storage cylinders have been demolished and the site is being used for pallet storage. As such, it is considered that the use of the site has changed. Planning application 039394 seeks to regularise this change, however it is considered that a material change of use has already

commenced. As such, it is therefore considered that revocation of the consent under s.14(2)(a) is possible.

There is a requirement to notify all relevant landowning and leasehold interests in accordance with part 15(3) of the 1990 Act who “will be affected by the Order”. Any persons “affected by the Order” have at least 28 days to notify the Secretary of State that they wish to challenge the Order and be heard at a public inquiry. The current landowner has stated that they consent to the Council proceeding to revoke the Hazardous Substances Consent. A potential future tenant looking to lease a portion of the site was also contacted and they also have no objection.

Other interested parties who are those who need to be consulted on any proposed new application for consent listed in Regulation 10 of the Planning (Hazardous Substances) Regulations 1992 will also be served notice. These include the Health and Safety Executive and the Environment Agency.

This Committee report will be used to provide the Statement of Reasons that is required to accompany the Order to the Secretary of State.

By utilising the revocation process under s.14(2)(a) of the Act, the Council will not be liable to claims for compensation that could arise if the revocation were undertaken via the process in s.14(1).

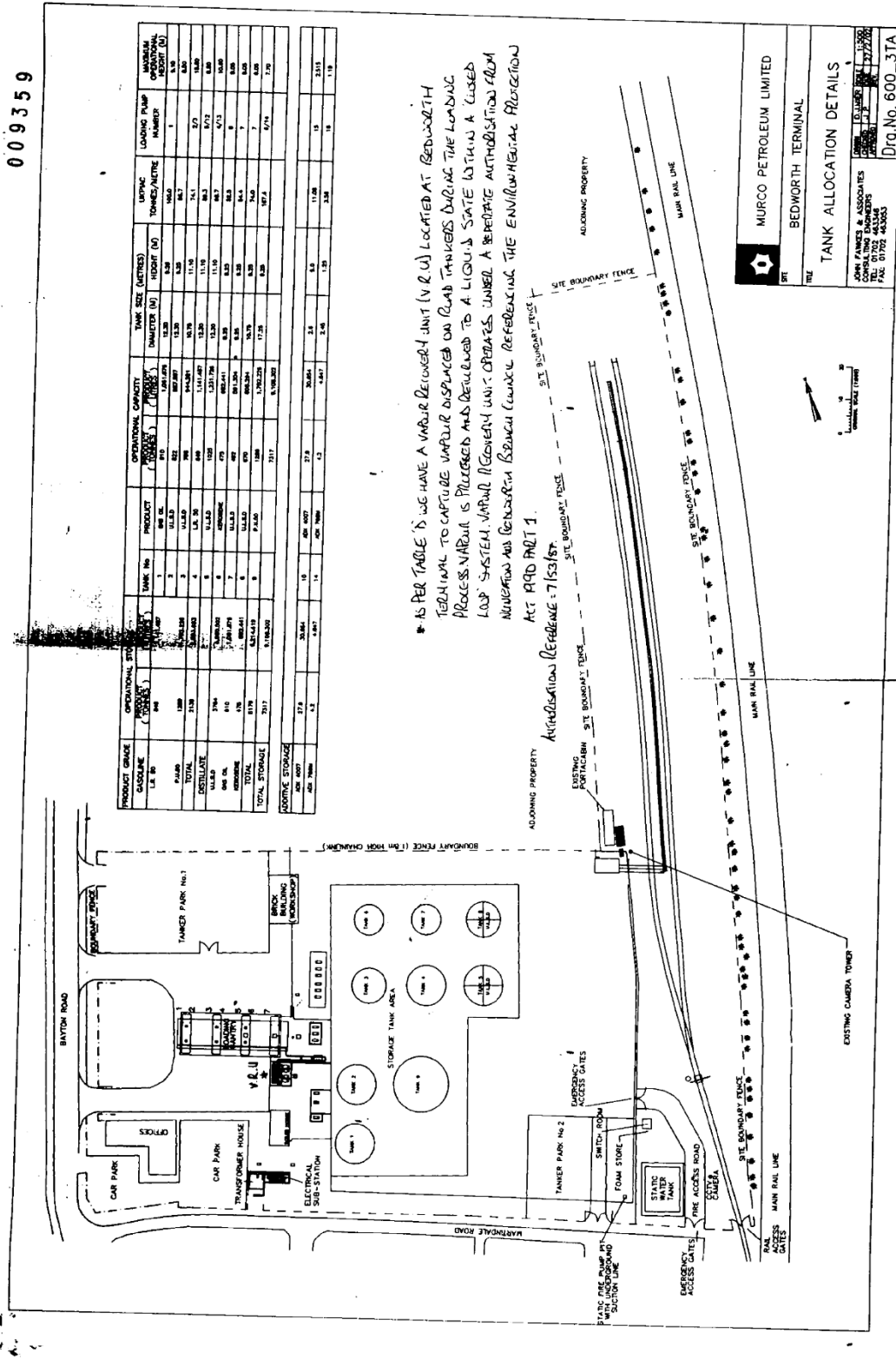
Alternative Options

The alternative option is to not make a revocation order.

Conclusion and Recommendation

In conclusion, it is considered necessary to revoke the Hazardous Substances Consent at this site because the site is no longer used for petrol storage and the use of the site has changed to a pallet storage facility. The petrol storage tanks have been demolished and this means that the conditions within the extant Hazardous Substances Consent cannot be complied with. The presence of the Hazardous Substances Consent is preventing further economic development within the Bayton Road Industrial Estate and therefore Planning Committee is recommended to make a revocation order under s14(2)(a) of the Planning (Hazardous Substances) Act 1990, i.e. revoking the Hazardous Substances Consent references BUDC9453, TP/7604/00 and 009359 pertaining to Bedworth Terminal, 72 Bayton Road, Coventry, subject to its confirmation by the Secretary of State under Section 15 of the Act.

009359



* AS PER TABLE 'S' WE HAVE A VAPOUR RECOVERY UNIT (V.R.U.) LOCATED AT BEDWORTH TERMINAL TO CAPTURE VAPOUR DISPLACED ON ROAD TANKERS DURING THE LOADING PROCESS. VAPOUR IS PURGED AND DELIVERED TO A LIQUID STATE WITHIN A CLOSED LOOP SYSTEM. VAPOUR RECOVERY UNIT OPERATES UNDER A BENEFICIAL AUTHORITY FROM MANCHESTER AND GERRARDIA SENIOR COUNCIL REFERENCING THE ENVIRONMENTAL PROTECTION ACT 1990 PART 1.

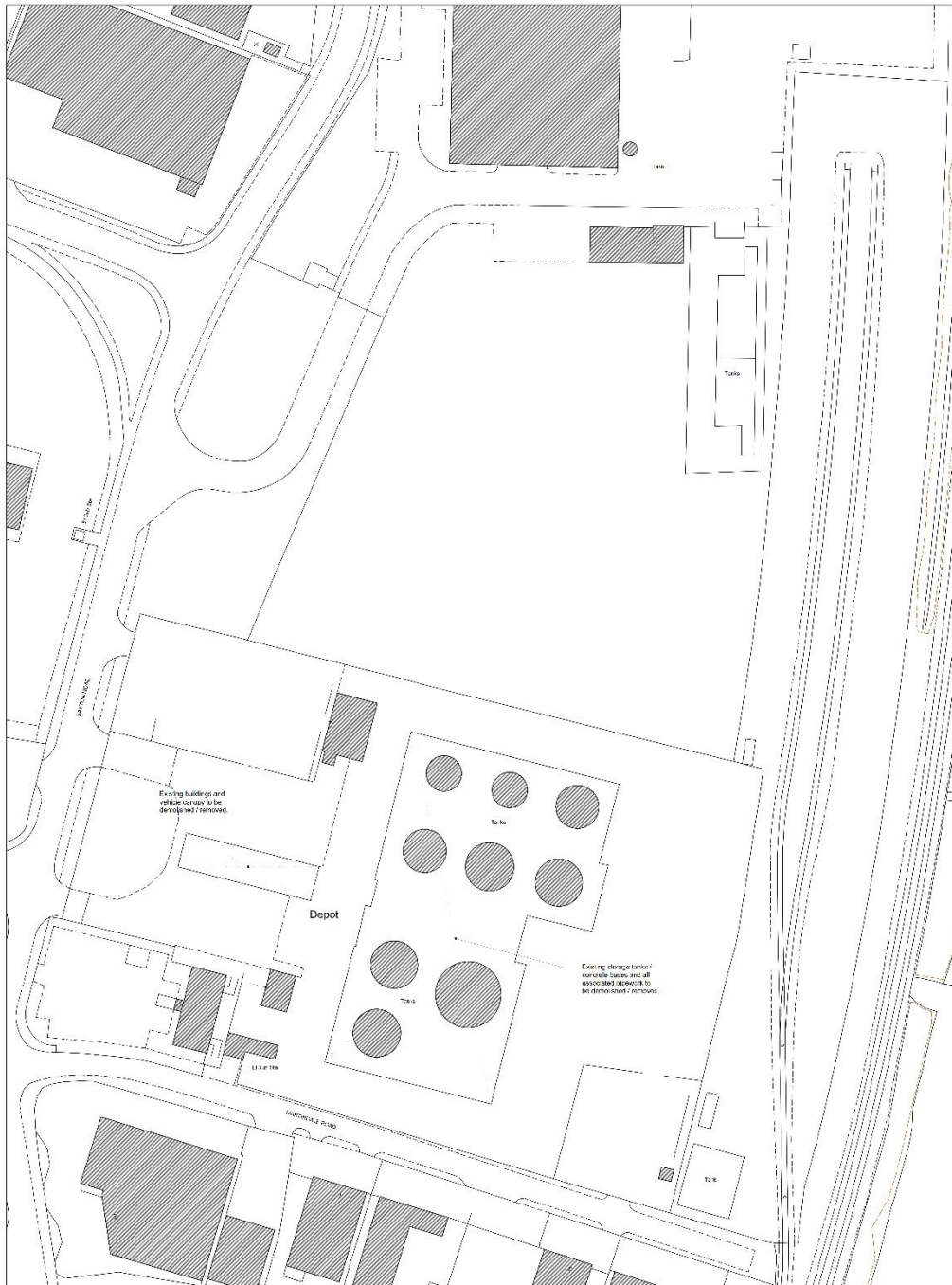
MURCO PETROLEUM LIMITED
 BEDWORTH TERMINAL
 TANK ALLOCATION DETAILS

CON: J. WILKES & ASSOCIATES
 CONSULTING ENGINEERS
 TEL: 01922 443348
 FAX: 01922 460885

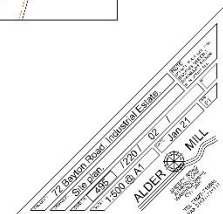
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Appendix B

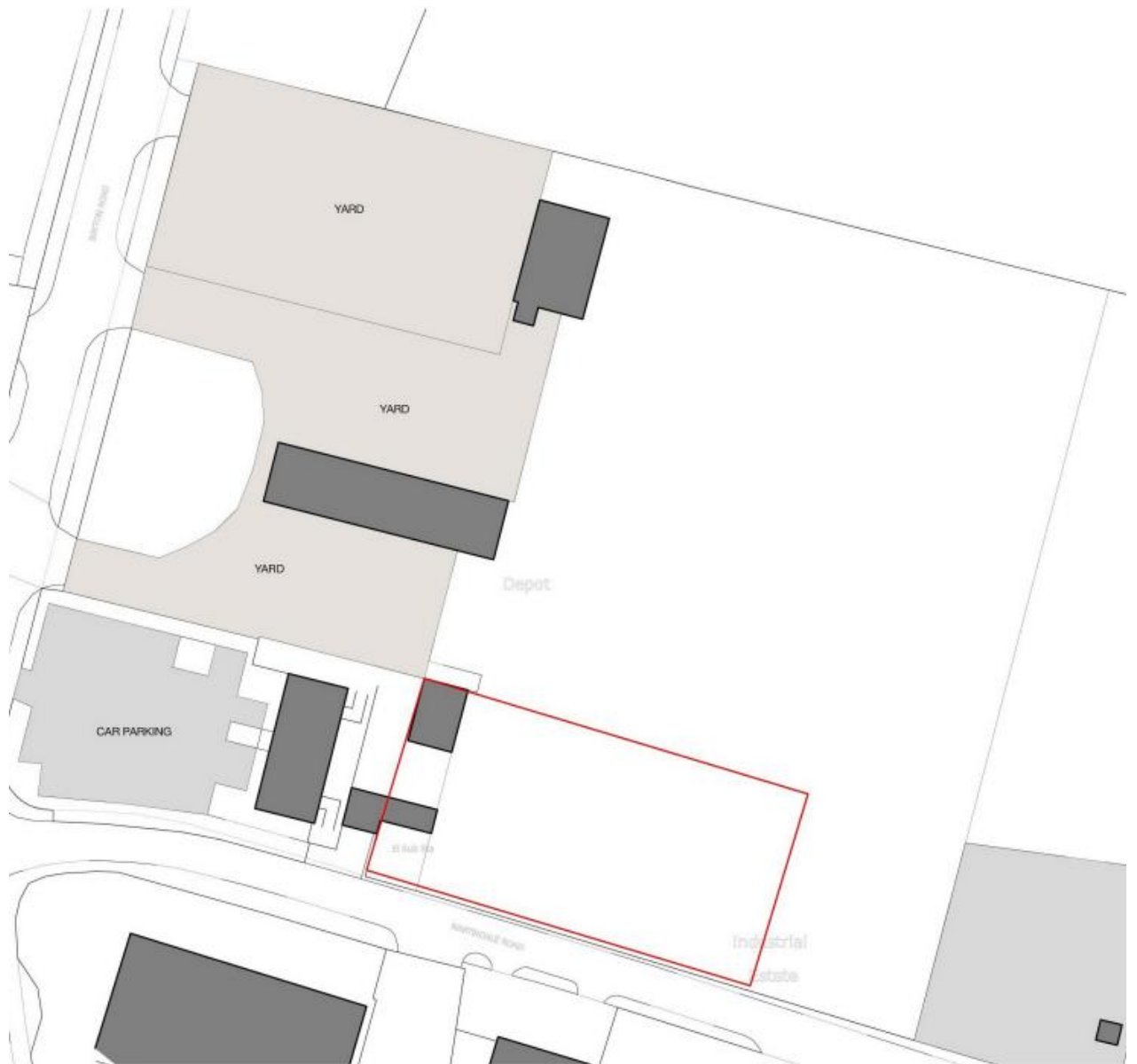
The information on this plan is intended to be used for reference only and does not constitute a guarantee of accuracy. The information is provided as a guide only and should not be used as a basis for any decision. The information is provided as a guide only and should not be used as a basis for any decision. The information is provided as a guide only and should not be used as a basis for any decision.



Site plan
Scale 1:500



Appendix C



1	EXISTING BLOCK PLAN
P02	Scale: 1:500



9	SITE LOCATION
P01	Scale: 1:1000

Appendix D



GLOSSARY

Adoption – The final confirmation of a local plan, or planning document, by a local planning authority.

Advertisement consent – A type of consent required for certain kinds of advertisements, such as shop signs and hoardings. Some advertisements are allowed without the need for an application by the Town and Country Planning (Control of Advertisement) (England) Regulation 2007.

Affordable housing – Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Authority monitoring report – A report that allows the Local Authority to assess the extent to which policies and proposals set out in all the local development documents are being achieved.

Appeal – The process by which a planning applicant can challenge a planning decision that has been refused or had conditions imposed.

Area action plan – A document forming part of the local plan containing proposals for a specific defined area.

Article 4 direction – A direction restricting permitted development rights within a specified area. They are often used in conservation areas to provide protection for things like windows, doors, chimneys, etc.

Brownfield – Land which has had a former use.

Conservation area – An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.

Conservation area consent – Consent needed for the demolition of unlisted buildings in a conservation area.

Consultation – A communication process with the local community that informs planning decision-making.

Certificate of lawfulness – A certificate that can be obtained from the local planning authority to confirm that existing development is lawful. Change of use – A material change in the use of land or buildings that is of significance for planning purposes e.g. from retail to residential.

Character appraisal – An appraisal, usually of the historic and architectural character of conservation areas.

Community – A group of people that hold something in common. They could share a common place (e.g. individual neighbourhood) a common interest (e.g. interest in the environment) a common identity (e.g. age) or a common need (e.g. a particular service focus).

Community engagement and involvement – Involving the local community in the decisions that are made regarding their area.

Design and access statement – A short report accompanying a planning permission application. Describes design principles of a development such as layout, townscape characteristics, scale, landscape design and appearance.

Design Code - A design code provides detailed design guidance for a site or area they prescribe design requirements (or 'rules') that new development within the specified site or area should follow.

Development – Legal definition is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.”

Development management control – The process of administering and making decisions on different kinds of planning application.

Development plan – A document setting out the local planning authority's policies and proposals for the development and use of land in the area.

Duty to co-operate – A requirement introduced by the Localism Act 2011 for local authorities to work together in dealing with cross-boundary issues such as public transport, housing allocations or large retail parks.

Economic development – Improvement of an area's economy through investment, development, job creation, and other measures.

Enforcement – Enforcement of planning control ensures that terms and conditions of planning decisions are carried out.

Enforcement notice – A legal notice served by the local planning authority requiring specified breaches of planning control to be corrected.

Environmental impact assessment – Evaluates the likely environmental impacts of the development, together with an assessment of how these impacts could be reduced.

Flood plain – An area prone to flooding.

Front loading – An approach to community engagement in which communities are consulted at the start of the planning process before any proposals have been produced. General (Permitted Development) Order The Town and Country Planning General (Permitted Development) Order is a statutory document that allows specified minor kinds of development (such as small house extensions) to be undertaken without formal planning permission

Greenbelt – A designated band of land around urban areas, designed to contain urban sprawl (not to be confused with 'greenfield').

Greenfield site – Land where there has been no previous development (not to be confused with Greenbelt).

Green infrastructure – Landscape, biodiversity, trees, allotments, parks, open spaces and other natural assets.

Green space – Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

Green travel plan – A package of actions produced by a workplace or an organization setting out how employees, users or visitors will travel to the place in question using options that are healthy, safe and sustainable, and reduce the use of the private car.

Highway authority – The body with legal responsibility for the management and maintenance of public roads. In the UK the highway authority is usually the county council or the unitary authority for a particular area, which can delegate some functions to the district council.

Historic parks and gardens register – The national register managed by English Heritage which provides a listing and classification system for historic parks and gardens.

Housing associations – Not-for-profit organisations providing homes mainly to those in housing need.

Independent examination – An examination of a proposed neighbourhood plan, carried out by an independent person, set up to consider whether a neighbourhood plan meets the basic conditions required.

Infrastructure – Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

Inquiry – A hearing by a planning inspector into a planning matter such as a local plan or appeal.

Judicial review – Legal challenge of a planning decision, to consider whether it has been made in a proper and lawful manner.

Legislation – The Acts of Parliament, regulations, and statutory instruments which provide the legal framework within which public law is administered.

Listed buildings – Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

Listed building consent – The formal approval which gives consent to carry out work affecting the special architectural or historic interest of a listed building.

Local authority – The administrative body that governs local services such as education, planning and social services.

Local plan - The name for the collection of documents prepared by a local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

Local planning authority – Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, a county council, a unitary authority or national park authority.

Material considerations – Factors which are relevant in the making of planning decisions, such as sustainability, impact on residential amenity, design and traffic impacts.

Micro-generation – The small-scale generation of renewable energy usually consumed on the site where it is produced.

Mixed use – The development of a single building or site with two or more complementary uses.

National Planning Policy Framework (NPPF) – The government policy document first adopted in 2012 was updated in 2021. The NPPF introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Neighbourhood planning – A community initiated process in which people get together through a local forum or parish or town council and produce a neighbourhood plan or neighbourhood development order.

Non-determination – When a planning application is submitted and the local authority fails to give a decision on it within the defined statutory period.

Operational development – The carrying out of building, engineering, mining or other operations in, on over, or under land; part of the statutory definition of development (the other part being material changes of use of buildings or land).

Permitted development – Certain minor building works that don't need planning permission e.g. a boundary wall below a certain height.

Policy – A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

Parking standards – The requirements of a local authority in respect of the level of car parking provided for different kinds of development.

Plan-led – A system of planning which is organised around the implementation of an adopted plan, as opposed to an ad hoc approach to planning in which each case is judged on its own merits.

Planning gain – The increase in value of land resulting from the granting of planning permission. This value mainly accrues to the owner of the land, but sometimes the local council negotiates with the developer to secure benefit to the public, either through section 106 planning obligations or the setting of a community infrastructure levy.

Planning inspectorate – The government body established to provide an independent judgement on planning decisions which are taken to appeal.

Planning obligation – Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

Planning permission – Formal approval granted by a council allowing a proposed development to proceed. Planning Practice Guidance (PPG) The government's PPG can be read alongside the NPPF and is intended as a guidebook for planners. It is not a single document but an online resource which is kept current through regular updates. Presumption in favour of sustainable development The concept introduced in 2012 by the UK government with the National Planning Policy Framework to be the 'golden thread running through both plan making and decision taking'. The National Planning Policy Framework gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Public inquiry – See Inquiry.

Public open space – Open space to which the public has free access.

Public realm – Areas of space usually in town and city centres where the public can circulate freely, including streets, parks and public squares.

Regeneration - Upgrading an area through social, physical and economic improvements.

Retail – The process of selling single or small numbers of items directly and in person to customers. The use category defined as Class E in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Rural – Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.

Scheduled ancient monument – A nationally important archaeological site, building or structure which is protected against unauthorised change by the Ancient Monuments and Archaeological Areas Act 1979.

Section 106 – see Planning obligation.

Sequential test – A principle for making a planning decision based on developing certain sites or types of land before others, for example, developing brownfield land before greenfield sites, or developing sites within town centres before sites outside town centres.

Setting – The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.

Space standards – Quantified dimensions set down by a local planning authority to determine whether a particular development proposal provides enough space around it so as not to affect the amenity of existing neighbouring developments. Space standards can also apply to garden areas.

Supplementary planning document – Provides detailed thematic or site-specific guidance explaining or supporting the policies in the local plan.

Sustainable development – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.

Town and Country Planning Act 1990 – Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the ‘principal act’.

Tree preservation order – An order made by a local planning authority to protect a specific tree, a group of trees or woodland. Tree preservation orders (TPOs) prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.

Use classes order – The Town and Country Planning (Use Classes) Order 1987 (as amended) is the statutory instrument that defines the 8 categories of use of buildings or land for the purposes of planning legislation. Planning permission must be obtained to change the use of a building or land to another use class.

Urban – Having the characteristics of a town or a city; an area dominated by built development. Urban design – The design of towns and cities, including the physical characteristics of groups of buildings, streets and public spaces, whole neighbourhoods and districts, and even entire cities.

Urban fringe – The area on the edge of towns and cities where the urban form starts to fragment and the density of development reduces significantly.

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial and professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub or drinking establishment	A4	Sui generis
Take away	A5	Sui generis
Office other than a use within Class A2	B1a	E
Research and development of products or processes	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Hotels, boarding and guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation'	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Cinemas, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

Changes of use within the same class are not development. Use classes prior to 1 September 2020 will remain relevant for certain change of use permitted development rights, until 31 July 2021. The new use classes comprise:

Class E (Commercial, business and service uses),

Class F.1 (Learning and non-residential institutions)

Class F.2 (Local community uses)