

**CHANGE OF USE OF AGRICULTURAL BUILDING TO AIRCRAFT
MAINTENANCE AND ASSOCIATED INTENSIFICATION OF USE OF
ADJACENT PRIVATE AIRSTRIP AT FENN LANE FARM, FENN
LANE, NUNEATON, CV13 6BL**

DESIGN AND ACCESS STATEMENT

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Introduction

This report has been prepared on behalf of Aerotech Aircraft Maintenance Ltd.

This report has been prepared by Ian Pick. Ian Pick is a specialist agricultural planning consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of the Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 26 years' experience in agricultural planning whilst employed by MAFF, ADAS, Acorus, Ian Pick Associates Ltd, and most recently Harrison Pick Ltd.

Background Information

Aerotech Aircraft Maintenance Ltd are an established aircraft maintenance company who currently operate from Coventry Airport. The business has been operating for 26 years and employs 12 full-time workers.

The aircraft maintenance company, AeroTech, have informed us they look after 80 light aircraft per year. 75% of these are serviced once a year; the other 25% are flying school aircraft, which are serviced once a month. The aircraft maintenance activities are akin to those of a typical car garage, using standard workshop equipment such as compressors and small power tools.

Due to the pending closure and redevelopment plans at Coventry Airport to make way for the Gigafactory development, Aerotech Aircraft Maintenance Ltd, have an essential requirement to relocate their business to secure its future and protect the existing jobs.

Due to the unique nature of the business, finding a site to relocate to has proved extremely difficult. The requirements of the business are a workshop to undertake the maintenance activities together with access from the workshop to an airstrip to allow for the delivery and collection of light aircraft.

The site at Fenn Lane Farm is the only site which Aerotech Aircraft Maintenance Ltd have identified for their relocation. The application site includes an agricultural building which will form the aircraft maintenance facility, and also the existing private airstrip which is located immediately to the south of the site which will be used for landing and take-off of the light aircraft which are being serviced.

Use of the Development

The use of the proposed development is to provide a workshop facility for light aircraft maintenance. The aircraft maintenance activities are akin to those of a typical car garage, using standard workshop equipment such as compressors and small power tools.

The business services 80 light aircraft per annum. Around 75% of these are serviced once a year, and the other 25% are flying school aircraft which are serviced once a month. Light aircraft will be delivered to the site for service and maintenance utilising the existing private airstrip and on average there will be 4-5 Aerotech related take-offs / landings per week from the airstrip.

A Noise Impact Assessment is provided as part of the planning application suite of documents which includes measurements of light aircraft taking off and landing on the airstrip.

Amount

The proposal relates to the change of use of an agricultural building which extends to 36.698m x 24.201, together alterations to the south elevation of the building through the installation of a large roller shutter door to allow for aircraft access. A grass strip will be constructed between rear of the building to link to the existing air strip.

Layout

The layout of the development is shown on the attached plan, IP/AT/03, and includes the building, car parking, grass link and airstrip.

Scale

The building proposed for change of use to provide the aircraft maintenance workshop extends to 888 sq.m. The airstrip over which there will be an intensification of use extends to 1.28 hectares. Further areas for access, car parking and the grass link are included in the application with the site area extending to 1.61 hectares.

Landscape

The proposed development has limited landscape impacts. The building proposed for change of use already forms part of the landscape, and the grass airstrip is already in existence.

Access

Access to the site will be provided by the existing Fenn Lane Farm access to Fenn Lane. The existing farm entrance is a large industrial farm entrance, designed to accommodate HGV vehicles. The existing access is on a straight section of Fenn Lane and has existing visibility splays which exceed 2.4m x 215m in both directions.

Light Aircraft will be delivered to the site using the grass airstrip.

The business employs 12 full-time workers which will result in 12 car visits (24 movements) per day, Monday to Friday. Working hours are 0900-1700.

The business has 2-3 deliveries per day with light vans.

Ian Pick MRICS. August 2024.