

DELEGATED REPORT

Ward: Whitley

App No.: 220017

Address: Unit 5, Worton Drive, Reading, Berkshire, RG2 0TG

Proposal: Change of use from B2 Industrial to Sui Generis Van Showroom and associated truck and van workshop. Changes to the elevation. Site changes including new valet building and canopy and installation of MOT facilities.

Applicant: Stacey Deadline: 04/03/2022 Extended to 28 Oct 2022

RECOMMENDATION:

Grant with conditions:

3 years

Approved plans

Materials as proposed

Landscape L1 & L7A

Transport D1, D2, D5

Details of mechanical plant to be approved before installation

Standard informatives

INTRODUCTION

The site is located in the EM2c: Worton Grange industrial estate South of the Basingstoke Road and Core Employment Area. The application site area is just under 1 ha. The existing building floor area is 4181sq.m. To the east lies a recreation ground but to the north, south and west is employment uses.



Site Location Plan



Photos from DAS

PROPOSAL

The proposal is as described above. The additional floorspace proposed amounts to 233sq.m. 48 fte staff are expected to be employed.



Existing appearance



Proposed



The original building 1 (see above) is proposed to contain a van showroom, dry valet area, van workshop and truck body workshop. The proposed layout includes a reduction on in area of the existing single storey elements to offer greater manoeuvrability within the truck yard.

A new building 2 was proposed as a wet valet facility for vans. However, following concerns regarding noise caused by this use on the boundary amended layout plan was submitted to delete the building.



Amended layout 101 P3

Proposed materials are Grey Trapezoidal cladding and Black Micro rib cladding for walls and PPC Aluminium framed glazing for windows.

Submitted Plans and Documentation:

- Design & Access Statement P2
- 6074 001 P2 Location Plan
- 6074 100 P2 Existing Block Plan
- 6074 201 P1 Existing Plans
- 6074 101 P3 Proposed Block Plan (amended)
- 6074 300 P1 Proposed & Existing Elevations
- 6074 300 P2 Proposed & Existing Elevations
- 6074 201 P3 Proposed Site Plan
- 6074 202 P1 Proposed Valet Building
- 6074 203 P2 Proposed roof Plans

Community Infrastructure levy (CIL):

In relation to the community infrastructure levy, the proposed development is not chargeable.

PLANNING HISTORY

None relevant to this application found.

CONSULTATIONS

Statutory - none required

Non-statutory

Landscape - no objections. Conditions requested.

The AMS refers to Proposed: TD6074_01_115_7_Proposed Site GA Plan.pdf - I don't know what that is as the Proposed Site plan (the new one in the attached email) doesn't have that name. But in any case, the TPP seems consistent with this AMS. Development should be in accordance with this document.

Proposed Site plan shows to be removed (1 Willow, 2 conifer). Given the importance of trees in this area (as per my memo of 1 April 2022) we should seek to secure new tree planting to ensure a net gain - there appears to be potential on the east Worton Dr boundary for this - I would be happy with condition L1 for that.

In conclusion, I have no objections subject to the Arboricultural Assessment & Method Statement ref AIA.WD.2205, dated 23 May 2022, from Mark Welby be listed as an approved document and Condition 7A attached requiring development in accordance with this.

Transport - no objections. Conditions requested.

The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically, these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities.

Access to the site is via the existing estate road, Worton Drive and existing unit access. No changes are proposed to the access arrangement to and within the site. The proposal is for the change of use to from B2 to a van showroom and truck and van workshop including MOT facilities.

Parking provision would need to comply with the Council's current Parking SPD where it states for (Zone 3).

	Maximum Parking Standards			
	Zone 1	Zone 2	Zone 3	Zone 4
Other Land Uses 1 per m²				
Vehicle Sales	1 space per 3 FTE staff 1 space per 15 display cars**	1 space per 2 FTE staff 1 space per 10 display cars**	1 space per 1 FTE staff 1 space per 10 display cars**	1 space per 1 FTE staff 1 space per 10 display cars**

31 staff parking spaces are to be provided, however confirmation of staffing levels is required to ascertain required provision. **Officer comment: this was confirmed as max. 30-34 staff on site at any given time.**

Electric Vehicle charging points are also required in line with the Councils Local Plan, this has been illustrated in submitted plans and is deemed acceptable.

Cycle parking will also be required for staff in line with the standards, these should be covered, utilizing Sheffield type stands. Confirmation and illustration is required. **Officer comment: this was confirmed.**

Minimum cycle parking standards	
	Zone 1 - 4
Other Land Uses 1 per m ²	
Vehicle Sales	1 space per 6 FTE staff & 1 space per 20 display cars*
Vehicle Services/ Workshops	1 space per 4 FTE staff

Tracking is shown going through the parking spaces revised plans are required illustrating tracking that does not conflict with any other parking spaces, confirmation how vehicles will enter and exit the truck drop off area is also required.

The Design and Access Statement confirms that Delivery and transporter vehicles will enter and exit via the dedicated access point and all vehicle turning will be undertaken within the site boundary, this is deemed acceptable.

In conclusion - it was confirmed there are no Transport objections, however conditions were requested.

Environmental Protection - no objections. Conditions requested.

Officers originally asked whether the MOT and valeting etc would be inside a building or in the open air and if in the open air, would there be natural barriers in the form of the buildings to shield the activities from the residents to the south east. This was to establish if a noise assessment was needed. The agent confirmed the MOT and main workshop facilities would be located internally, (which the agent considered would prevent acoustic issues). The agent confirmed that the van valet building would have 3 sides. This was felt to provide a form of noise barrier to the north east and south (the west side of the valet building faces the site) and that given the distances involved this would be acceptable. Condition required in case mechanical plant to be installed.

Public

Hewlett Packard, 2 Imperial Way, Reading
Thales Research And Technology, Worton Drive
Unit 6, Worton Drive
Unit 3, Worton Drive

Unit 7, Worton Drive
Unit 4, Worton Drive
Unit 5, Worton Drive
Site notice

No comments or objections received.

RELEVANT PLANNING POLICY AND GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) which states at Paragraph 11 "Plans and decisions should apply a presumption in favour of sustainable development".

The development plan for this Local Planning Authority is the Reading Borough Local Plan (November 2019). The relevant policies are:

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design and Construction
- CC5: Waste minimisation
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN14: Trees, Hedges and Woodland
- EM1: Provision of Employment
- EM2: Location of New Employment Development
- EM4: Maintaining a Variety of Premises
- TR3: Access, Traffic and Highway-Related Matters
- TR4: Cycle Routes and Facilities
- TR5: Car and Cycle Parking and Electric Vehicle Charging

APPRAISAL

The main matters to be considered are:

- **Principle of development**

The proposed change of use from B2 Industrial to Sui Generis Van Showroom and associated truck and van workshop has been carefully considered against the relevant core employment area policies, which seek to protect employment floor space in these key areas. The nature of the proposed use for Commercial Vehicles Sales and Workshop facility is in keeping with the other commercial and industrial uses in the area and the high level of workshop activity leans it towards an industrial use rather than a pure vehicle sales use. On this basis the proposal would be in keeping with the relevant core employment area policies (EM1, EM2 and EM4) and policies CC1 & CC2.

- **Design considerations and effect on character**

RBLP Policy CC7: Design and the Public Realm, requires all development to be of a *"high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located."* Design includes layout, landscape, density and mix, scale: height and massing, and architectural details and materials. Developments will also be assessed to ensure that they respond positively to their local context".

The proposed external alterations are considered to be a significant improvement on the appearance of the existing building and would accord with Policy CC7.

- **Impact on residential amenity**

Noise - Policy CC8 (Safeguarding Amenity) states that development should not cause a significant detrimental impact to the living environment of existing or new residential properties including, but not solely, with respect to artificial lighting and noise. The nearest residential dwellings to the development site lie to the east at a distance in excess of 400m away at the closest point. Due to the distance between the site and the nearest residential housing, in addition to its location in an industrial estate with units providing light industrial use, storage and similar vehicle services the development is not considered to create a harmful impact on the environment in terms of noise or odour. The change of use will be subject to Building regulations.

In terms of noise generating equipment and the requirement for plant noise level to be at least 10db below the existing background noise (Policy EN17) the development can be subject to conditions requiring details of any plant to be installed to be approved by the Local Authority.

- **Transport**

As noted in the comments section above, the proposed change of use and additional development has been carefully considered against relevant policies and found to be acceptable and in compliance with the relevant conditions.

- **Landscape/ecology**

As noted in the comments section above, the proposed change of use and additional development has been carefully considered against relevant policies and found to be acceptable and in compliance with the relevant conditions applied. Additional tree planting can be secured to enable a net gain for the two lost trees.

- **Sustainable construction**

Policy CC2 The proposed development describes how the site and operation will encompass sustainable design and maintenance methods - such as: Energy Efficient display and general lighting, Centralised recycling zone, Water recycling system to vehicle wash, daylight throughout the showroom and workshop, energy efficient lighting with smart controlled lighting to include PIR sensors. Double glazed showroom glazing with increased insulation values and high-speed vehicle access doors to reduce heat loss. As such, officers are satisfied of the good intentions and recommend a condition to ensure that the measures set out are provided before the use commences.

Equalities Impact

When determining an application for planning permission the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the proposed development.

CONCLUSION

This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and supplementary planning documents. The recommendation is shown above.

Case Officer: Ms Ethne Humphreys