

PLANNING STATEMENT

**IN SUPPORT OF AN APPLICATION FOR A CHANGE OF USE
OF THE PREMISES**

AT

**UNIT 2, CANTAY PLACE
29a ARDLER ROAD
CAVERSHAM
READING
RG4 5AE**

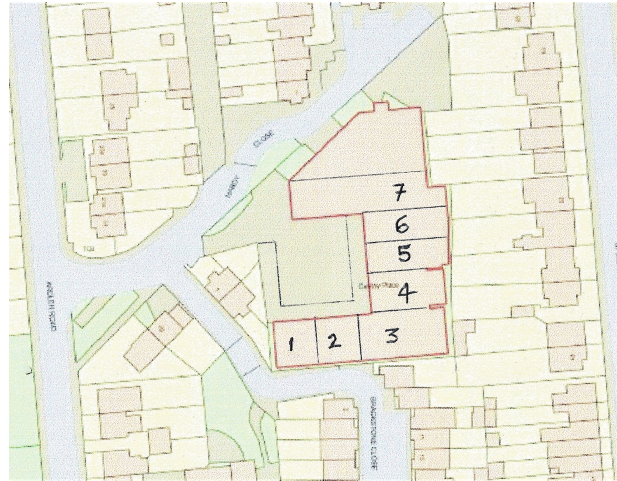
**FROM B1 TO B2
TO FACILITATE THE USE AS A GOVERNMENT APPROVED
MOT TESTING STATION**



BACKGROUND

Anecdotal evidence suggests that the site was once a sugar production factory for Tate and Lyle. Following which the building/s were converted into 7 commercial units of various sizes forming the industrial estate/business park that we see today.

In or around 2014 the buildings were re-clad which now provides a modern appearance to the development.



PLANNING HISTORY

The LPA have confirmed that the only history available is for a consent 30 years ago in 1991 (91/00449/FD) for a blanket B1 use for the overall development site. Accordingly there are no applications of direct relevance to this particular unit.

The premises are currently vacant. The previous use was as a gymnasium (D2 use), this use ceased in December 2020 when the occupier's business was forced to close due to the operating restrictions brought about by the pandemic.

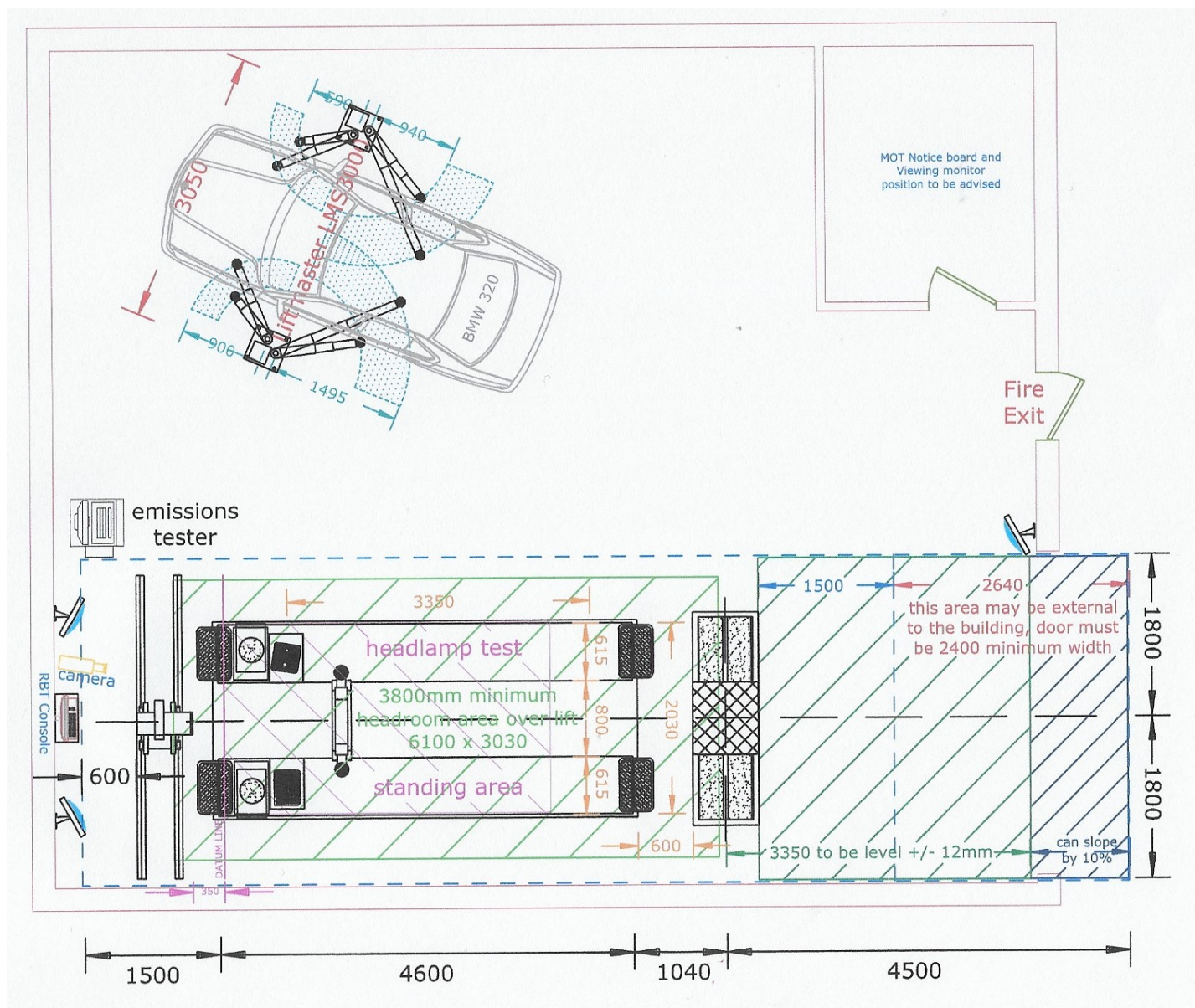
PROPOSAL

The applicant wishes to establish a Driver Vehicle Standards Agency (DVSA) authorised MOT testing facility. It is the specific requirement of the DVSA that approval is confirmed for the use of the premises and which must cover *"MOT testing or garage services and vehicle repair."*

Whilst MOT testing will be the predominant use of the site repairs to rectify test failures would also be required to be carried out within the unit. For this purpose a B2 use consent would be required however perhaps restricting the B2 use, by condition, to vehicle repairs and MOT testing would overcome the concerns that the officers may have of an unrestricted B2 use.

Only Class 4 MOT's will undertaken, Class 4 covers cars, small vans and motor caravans (up to 3,000kg)

There will be no alterations to the external appearance of the building. All operations will be carried out internally.



The use will complement two other employment uses on the site as both offer car servicing and repairs together with providing 'off site' MOT services to their customers. Having a testing station located on site will directly reduce the number of vehicle movements to and from site involved in delivering and returning the vehicles after testing and furthermore will save on employee time per MOT test.

All MOT's will be pre-booked appointments with up to 7 tests being undertaken per day.

It is proposed that the operating times are as follows:

Open: 08.00hrs to 17.00hrs Monday to Friday

Closed: Saturday, Sunday and Bank Holidays

NOISE ASSESSMENT

The premises will be predominantly used for MOT testing purposes a use that gives rise to very little noise. It is further proposed that ancillary vehicle repairs be undertaken. There is no requirement for ventilation.

The site is contained within a 'U' shaped development, with all the unit openings facing across the 'void' directly towards the built form of unit 7 which provides excellent attenuation and noise management.

The site is very well screened from any dwelling located close by. Accordingly the proposed use will not add to the existing noise environment.

The applicant is not aware of any noise related complaints from any of the dwellings located close by.

TRANSPORT

As previously mentioned: *"The use will complement two other employment uses on the site as both offer car servicing and repairs together with providing 'off site' MOT services to their customers. Having a testing station located on site will directly reduce the number of vehicle movements to and from site involved in delivering and returning the vehicles after testing and furthermore will save on employee time per MOT test"*

Given that permission is granted for a B2 use as proposed there would be good reason to believe that a reduction in vehicle movements could be achieved when set against the levels that the permitted B1 use could generate, the previous use as a gymnasium and the information in the previous paragraph.

The applicant is not aware of any traffic related complaints from any of the dwellings located close by or the highway authority.

The site is well served by excellent transport links. There are bus stops located in Briant's Avenue and Gosbrook Road which are only a couple of minutes walk away. Likewise Reading mainline railway station is also within easy walking distance. The centres of Caversham and Reading are within walking distance. It is proposed that cycle storage be provided internally. Being sited so close to such good transport links allows for customers to shop, get a coffee etc whilst the MOT is being undertaken.

PARKING

The site is located in Zone 3, is some 100m² in area, accordingly the Council's adopted Maximum Parking Standard shows a requirement of 1 parking space per 100m² of B2 use.

However it is a specific requirement of the DVSA in order to grant authorisation that a minimum of 2 parking spaces are available for MOT testing purposes. The proposals will comply with this requirement through the provision of allocated parking spaces for the unit.



WASTE DISPOSAL

Little commercial waste will be generated by the proposals, any that is will be dealt by Grundons the current waste management company servicing the development.