

**DELEGATED APPLICATION REPORT**

**Target Date: 16/10/19**

**Application No: 191387/FUL**

**Address: "Unit 5" 23 Rose Kiln Lane, Reading**

**Proposal: Change of Use on the site from a B8 (storage and distribution) to a Sui Generis (vehicle hire business).**

**Case Officer: Anthony Scholes**

**1. Site Description and Surrounding Area**

The site relates to Unit 5, within a recently constructed group of commercial units at 23 Rose Kiln Lane.

**2. Proposal**

The proposed development includes the change of use of the premises from B8 (storage and distribution) to a Sui Generis (vehicle hire business).

**3. Internal Consultations**

RBC Transport Development Control

No objections subject to conditions.

**4. External Consultees**

No response received in relation to this application.

**5. Relevant Planning History**

08/01247/FUL (080948) - 2,742 Square Metres B8 use with ancillary trade counters (Re-submission of application 08/00862/FUL) APPROVED 16 December 2008, including s106 agreement

11/01837/EXT (110750) - Application for the extension of the time limit for implementation of planning permission 08/01247/FUL (2,742 square metres B8 use with ancillary trade counters) APPROVED 31 July 2012, including s106 agreement

191079/PREAPP - Pre-application advice for change of use of premises from Sui Generis (sale and display of motor vehicles) to Sui Generis (car hire business) and associated signage.

## **6. Equality Act 2010**

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular 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 development.

## **7. 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. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (2019).

The 'National Planning Policy framework' ('NPPF') 2019 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

## **8. Relevant Policies**

The application has been assessed against the following policies:

### **National**

National Planning Policy Framework 2019;

National Planning Policy Guidance 2014 onwards;

### **RBC Local Plan 2019**

|     |                                                  |
|-----|--------------------------------------------------|
| CC1 | Presumption in favour of sustainable development |
| CC3 | Adaptation to climate change                     |
| CC5 | Waste minimisation and storage                   |
| CC7 | Design and the public realm                      |
| EM2 | Location of employment development               |
| EM4 | Maintaining a variety of premises                |
| TR1 | Achieving the transport strategy                 |

|      |                                             |
|------|---------------------------------------------|
| TR3  | Access, traffic and highway-related matters |
| EN18 | Flooding and drainage                       |

## 9. Appraisal

The main issues are considered to be:

- Principle of development
- Design Considerations
- Transport matters
- Flooding
- CIL

### Principle of development

The proposal site is not within the core employment area as identified on the proposal maps. The proposed development would be considered under Policy CS11, which states that “the overall level of employment land should be maintained”. The NPPF, paragraph 80 states that “planning policies should ... significant weight should be placed on the need to support economic growth and productivity, taking in account both local business needs and wider opportunities for development”. The proposed development would employ six persons as part of the Sui Generis use. This employment generation is considered comparable to that of a B8 use, and associated trade counter for the floor area being used. As such, the alternative use of the employment land is considered acceptable for the specific Sui Generis use proposed.

### Design Considerations

No external works are proposed as part of the proposal.

### Transport matters

The proposed manoeuvring areas for vehicle deliveries servicing the development have been considered by transport officers and found to be acceptable. Vehicle parking, and bicycle parking are also acceptable.

Flooding

The applicant has submitted an appropriate flood risk assessment therefore the proposal is acceptable in accordance with Policy EN18 of the Reading Borough Local Plan (2019).

CIL

The applicants supporting CIL form has identified the proposal would not be CIL liable. This is agreed by the LPA.

**10. Conclusion**

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting consent subject to conditions.

**Recommendation**

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