

DELEGATED APPLICATION REPORT

Address: 15 Trafford Road

Application No: 181915 / FUL

Proposal: Change of use of the property from rehearsal studio back to warehouse and storage (B8)

Applicant: Mr Daren Cornish

Date received (valid from): 18/01/2019

Target Decision date: 15/03/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey building on the north side of Trafford Road. The application building and surrounding area have an industrial character and appearance. The application site is within a Core Employment Area, as defined by Policy SA12g. The application site is also within Flood Zone 2 and an Air Quality Management Area.

The application building is not listed, nor is it within a conservation area.

2. The Proposal

Planning permission is sought for a change of use from music rehearsal studio (Sui Generis) to a warehouse and storage facility (B8). This is a change of use application with no associate external alterations proposed.

3. Consultation

Neighbours consultation:

No.s 4, 5 & 5B Trafford Road, 8 & 10 Richfield Avenue and Unit 4 & 7 Richfield Place have been notified of the application and a site notice has also been displayed at the site. No responses have been received.

Transport:

The RBC Transport Development Control Officer provided a consultation response raising no objection to the proposed change of use.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No./Title:

- 2009-01-05-A - Conveyance Plan

- Site Location Plan For 15 Trafford Road

As received: 08/11/2018

- Transport Assessment for; 15 Trafford Road
- Planning Statement for; 15 Trafford Road
- Flood Risk Assessment for; 15 Trafford Road
- Environment Agency Flood map for planning

As received: 13/12/2018

5. Relevant Planning History

140257 - FUL - Change of use from vehicle hire (Sui Generis) to music rehearsal studio (Sui Generis) - Application Permitted

84/TP/397 - FUL - Change of use from warehouse and light industrial to motor vehicle repairs. Office on first floor to be retained for ancillary purposes at 15 Trafford Road - Application Permitted

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 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 Local Development Framework '*Core Strategy*' 2008 (Altered 2015) and '*Sites and Detailed Policies Document*' 2012 (Altered 2015).

The '*National Planning Policy framework*' ('NPPF') 2012 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). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS1 Sustainable Construction and Design
CS7 Design and the Public Realm
CS10 Location of Employment Development
CS11 Use of Employment Land for Alternative Uses
CS12 Maintaining a Variety of Premises
CS24 Car/Cycle Parking
CS35 Flooding

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 Safeguarding Amenity
DM12 Access, Traffic and Highway-Related Matters
DM19 Air Quality
SA12 Core Employment Areas

9. Appraisal

Principal of development

The application site is located within Core Employment Area SA12g: Richfield Avenue. Policy SA12 of the Sites and Detailed Policies Document defines the boundaries of Core Employment Areas to allow policies CS10, CS11 and CS12 of the Core Strategy to be applied. These areas will be the main location for industrial and warehouse uses (CS10) and there is a general presumption against the loss of employment land in these areas (CS11).

The planning history of the site (see Relevant Planning History above) shows that the site had previously been in a B8 use (prior to 1984). The proposed B8 use is in accordance with Policy SA12 and CS11, and being located within an area recognised for industrial and warehouse uses, is considered to be appropriate in this location.

There is no objection to the principle of the development.

Design and impact on the character of the area

The proposed B8 use would be a restoration of the unit to its original use (prior to 1984). The proposal does not include any external alterations and the B8 storage use is considered appropriate within the industrial location. As such there would not be any detrimental impacts to the character of the host building or surrounding area.

Impact on neighbouring amenity

Taking into consideration the industrial nature of the surrounding area the proposed change of use would not result in significant harm to the neighbouring occupiers in terms of noise or disturbance. Further, there are no residential properties in the vicinity. As such the proposal would not have a significant adverse impact on neighbouring amenity and is considered to accord with Policy DM4.

Other Issues

Community Infrastructure Levy

The proposal would not be liable for the Community Infrastructure Levy (CIL).

Transport

Further to the consultation response from the Transport Development Control Officer, the proposal includes the provision of three off road parking spaces which is considered acceptable for a B8 use of this scale.

Flooding

The application site is located within Flood Zone 2. Given the nature of the proposed use (being classified as 'less vulnerable' in the Planning Practice Guidance) and that no physical alteration are proposed, the proposal is considered to accord with Policy CS35.

10. Recommendation

Grant planning permission, subject to the following conditions:

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No./Title:

- 2009-01-05-A - Conveyance Plan
- Site Location Plan For 15 Trafford Road

As received: 08/11/2018

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

Informatives

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
2. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
3. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://beta.reading.gov.uk/environmentalprotection>
4. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the statutory time period.