

PLANNING STATEMENT

Proposed Change of Use From Class B8 to Class E @
Unit 29
Robin Cort Industrial Estate
Reading
Berkshire RG2 0AU

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1.00 Introduction

- 1.01 The following Planning Statement has been prepared in support of a planning application to change the use of the current building from Class B8 – Storage and Distribution to Class E – Indoor Sports & Recreation for the proposed use as a dance studio.
- 1.02 The Statement sets out the details of the proposal within the policy context set down by Reading Borough Council. The proposal has been prepared based on the guidelines set out in PPS3, the requirements of the Town & Country Planning Act (as amended) and Reading Borough Council's Local Plan.
- 1.03 The Statement aims to provide the local authority with the relevant supporting information upon which we have based our proposals. The process of survey, analysis, synthesis and design aims to create an integrated approach to the proposal.
- 1.04 The industrial unit in question sits to the rear of the Robin Cort Industrial Estate, Britten Road accessed off of Elgar Road South and housing a number of different business units of various uses.
- 1.05 The surrounding area is made up of similar industrial units all with a uniform appearance..
- 1.06 The surrounding area inclusive of the planning application site is not in a designated Conservation Area. The site is not designated as being within Countryside land.

2.00 Use

- 2.01 The existing use of the building is Class B8 – Storage and Distribution and the proposed use class would be Class E – Indoor Sports and Recreation.
- 2.02 The classes held within the building would be attended by approx. 30-40 people per class.
- 2.03 It is deemed that the proposed change of use would be temporary.

3.00 Design

- 3.01 The application in question relates only to the proposed change of use of the building. No change is proposed to the external façade or appearance of the building

4.00 Site Access

- 4.01 The site is accessed off of Britten Road. A small car parking area sits to the front of the unit in question as is similar to all units within this complex.

5.00 Disabled Access

- 5.01 The proposed extension re-uses the existing entrance to the building and facilities inside remain unchanged.

6.00 Opening Hours

- 6.01 The proposed opening hours relating to the new use would be 10:00 to 23:00.

7.00 Appearance

- 7.01 The appearance of the building is unchanged from the existing and has no impact on any street scene and as such has no negative visual impact on the wider area in which it sits.

8.00 Employment

- 8.01 The change of use offers new employment opportunities for dance instructors as well as administration and reception staff.
- 8.02. Whilst the change of use results in the loss of B8 class premises which is not in accordance with Reading Borough Council Local Plan policy EM3 it is in accordance with policy EM4 which encourages a variety of premises and states that any proposal which enhances or maintains this range should be encouraged.

9.00 Parking & Transport

- 9.01 The existing building has a small parking area to the frontage. Visitors also have the opportunity to use the parking area to the front of Robin Cort Industrial Estate.
- 9.02 The site sits within an area which benefits from good public transport links thus it is a sustainable location which is in-keeping with all other units on the industrial estate.

10.00 Refuse collection

- 10.01 Refuse collection arrangements will be unchanged from the current use class with wheelie bins provided in their current location and collected as part of the refuse collections as part of the industrial estate.
- 10.02. Arrangements will be made for the separation of recyclable materials and the separate collection of those items.

11.00 Noise

- 11.01 Whilst the proposed use involves the playing of music for the purpose of dance classes and noise associated to this purpose it is the intention of the applicant to take additional acoustic measures to the internal fabric of the building to reduce any noise disturbance.

12.00 Conclusion.

The applicant has explored alternative sites for this use however this building provides an opportunity to bring this proposed use to an area which currently does not benefit from such venues whilst also providing a convenient location for both staff and potential users in a sustainable location.

We believe that the proposed use causes no harm within an area which currently houses similar business uses and, due to it's location, does not impact upon residential areas.

The proposed change of use results in a deemed loss of employment land which is at odds with RBC Local Plan Policy EM3, however it is important to note that the proposed new use would also result in employment opportunities and would also provide a variation of premises within this location which is in accordance with policy EM4. The policy states that 'in order to ensure a healthy and balanced local economy, we need to make sure that a variety of sizes and types of employment premises are available. This variety of premises should be widened, including seeking more modern and flexible employment space in the designated industrial areas'. We would argue that this proposal contributes effectively towards this and complies with Policy EM4 in terms of providing the variety of premises referred to. We also feel that, as the proposed use class is temporary, the negative effect on Policy EM3, would not necessarily be a long term effect and could be reversed in the future if the employment needs arise within the area.