

Planning statement in support of Lawful use application for an existing use of the B2 operations to 20 Norcot Road Reading RG30 6BU.

Project ref. 9213

July 2023

1.0.0. History of the site

We have been informed by Reading Borough Council that planning permission was obtained in 1961 for Motor showrooms & garage alterations to existing premises.

It has been suggested that this use was at the time Sui Generis & not a B2 general industrial use.

This description can be interpreted in two ways;

- Motor showrooms with ancillary garage accommodation
- Motor showrooms & garage alterations to an existing B2 operation.

Considering this in a logical manner, the garage operations were there before the application for motor showrooms as it clearly states garage alterations, not construction of garages for vehicle repairs & bodywork.

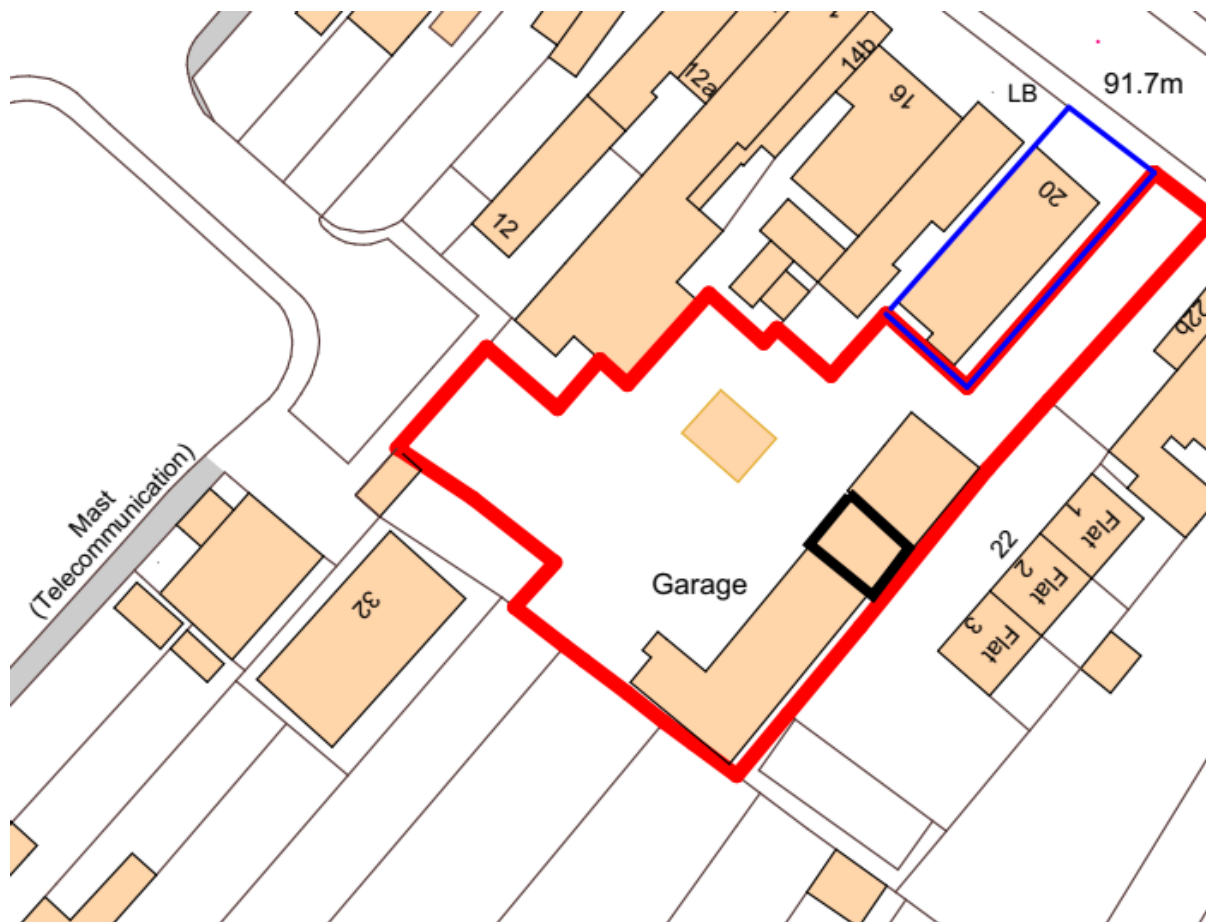
The logical use here would have been general vehicle repairs & bodywork as a B2 use with a car showroom as an add on.

Car sales companies in most cases will have a garage repair & bodywork operations not only for the vehicles they sale but for other car owners. It is therefore not an ancillary use to the car sales.

Mr Moss has confirmed in a letter dated 19-07-23 enclosed that he ran a bodyshop on this site & within the rear buildings from 1998 until 2017 & also confirmed it was a body shop previous to him moving there. He has also enclosed a Non Domestic Rate Demand Notice for 2017 which states Workshop & Premises.

Mr John Cassell of Unit 30-32 Lemart Close has provided a letter dated 26-06-23 who has owned his site for almost thirty years has also confirmed that Peter Moss & his two sons operated there as The Tilehurst Bodyshop until it was sold in 2017. Letter enclosed.

The buildings in question are still in existence with only the small centre part demolished since 2017 as outlined in black.



Since the site was sold the front part of the workshop building has been used for a covered car wash facility with the rear part being used for car repairs & restoration.

The front section was used for car sales which can be clearly seen in the photo below before the whole site was sold in 2017 for potential redevelopment.



Planning consents Ref. 200373 & 181302 have & will not be implemented as the new owner which also owns the Restaurant (formally Coral then Class E) wants to continue with the car wash facility within the formally front workshop & redevelop the rear via rebuilding the outdated workshops to create a modern purpose built facility.

It is quite clear that the workshop facility has been in operation for more than 30 years before it was sold in 2017 & was clearly not ancillary to any car sales at the front of the site.

You have a letter from the previous owners, Richard Moss & operators of the workshop premises to the rear & adjacent business owner Mr John Cassell who purchased his site from them to build & run his B2 use.

Both these are honest & reliable in stating the use of the rear buildings over thirty years. The operations have not been abandoned & are still in use today including the car wash.

Pictures taken towards the end of 2018 clearly showing the garage/workshops with a barrier between this part & the car sales.







Access from Lemart Close.

The owners have also been threatened with enforcement action over the operations of the current car wash facilities.

I have enclosed an Appeal Ref. APP/Q1445/C/12/2169597 which states amongst other matters;

The Council's view is that vehicle valeting is a light industrial use that falls within Use Class B1, whereas vehicle repair and maintenance is a general industrial use falling within Class B2.

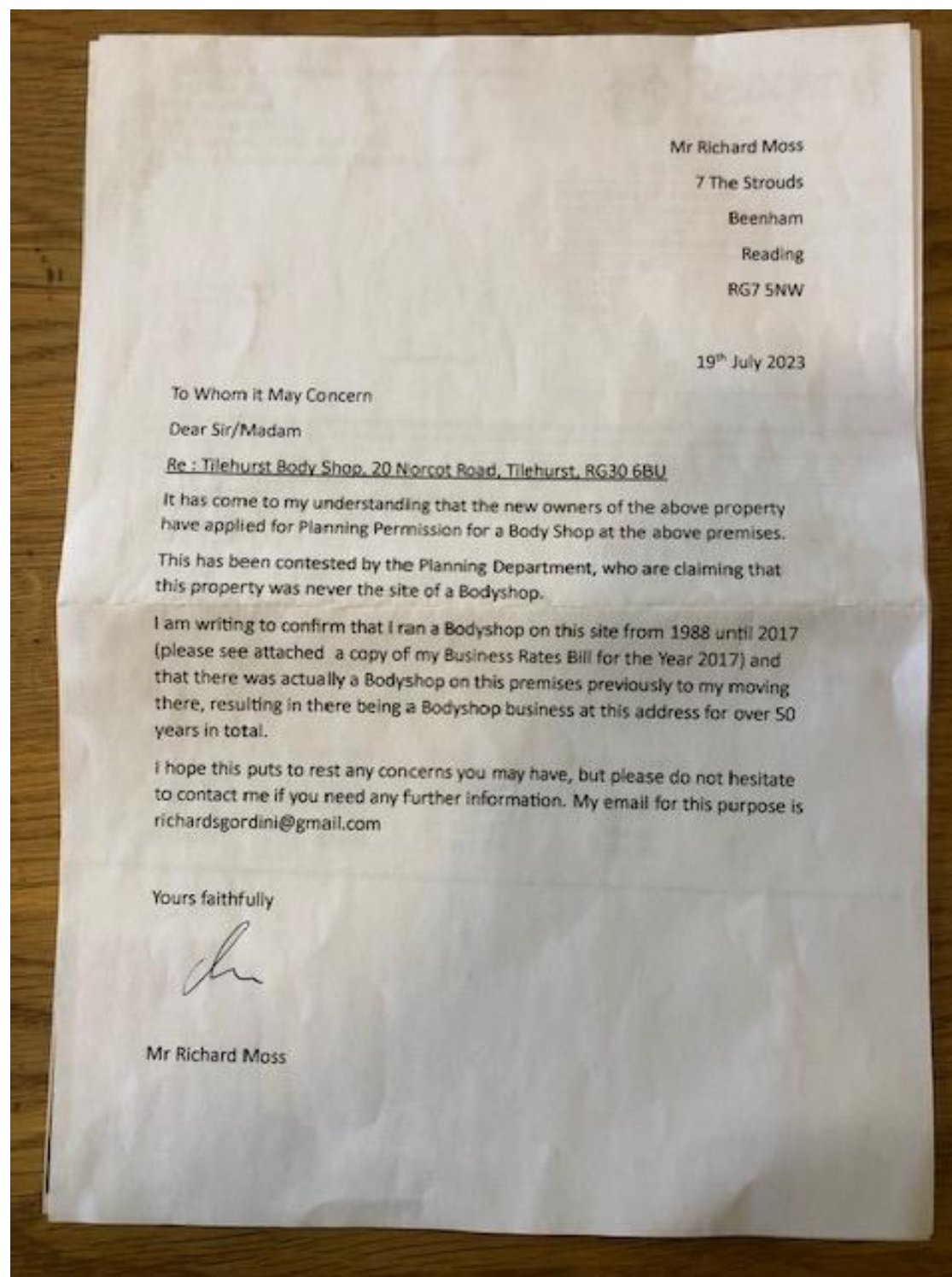
Amongst other things, Article 2 of the Use Classes Order includes in the definition of "industrial process" repairing, maintaining, washing and cleaning of any article. On that basis it is clear that vehicle valeting, which involves washing and cleaning, is an industrial process. The repair and maintenance of motor vehicles is also an industrial process. Use Class B1(c) encompasses use for any industrial process that can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. Car valeting uses generally involve the use of power washers and vacuum cleaners, both of which are commonly used in domestic situations, but otherwise the work involved – cleaning, waxing and polishing etc. - is usually done by hand. It is a use that can be carried out in any residential area without detriment to the amenity of that area and would therefore be a use falling within Use Class B1.

There is a permitted change of use from B2 to B1 prior to the Use Class Order 2020 which came into effect from 1st Sept 2020.

This car wash was in use before 1st Sept 2020 which can be verified by Stephen Hammond your Enforcement Officer who visited the site in 2019 I believe asking for a planning application. The car wash started trading in late 2018 I believe.

This use is therefore lawful.

Enclosed below the letters from Richard Moss & John Cassell whom Stephen Hammond met on site with myself who confirmed the same to Steve.



National Non-Domestic Rate Demand Notice
P.O.Box 26
Civic Offices
Reading RG1 2LU
Telephone: (0118) 937 3727
Email: business.rates@reading.gov.uk



Reading
Borough Council

Working better with you

Date of Issue 15.03.2017

Please quote your account number on all communications 51797122

Address of relevant property (if different)

20 NORCOT ROAD
TILEHURST
READING
RG30 6BY

Mr Richard Moss
20 Norcot Road
Tilehurst
Reading
RG30 6BY

00013/00000000

This notice requires you to pay Non-Domestic Rates for the property above, according to the Local Government Finance Act 1993. The amount you must pay is shown below. Please read the information which accompanies this notice.

Rateable value £14250 Property reference 1006990020005

Description of property WORKSHOP AND PREMISES

The national non-domestic multiplier is 0.479 The small business rate multiplier is 0.466

Calculation from 01.04.2017 to 31.03.2018 (365 days)

Rv for period is 14250

Non Domestic Debit = $14250 \times 0.466 \times 365/365 =$

6640.50

TOTAL CHARGE FOR PERIOD =

6640.50

METHOD OF PAYMENT: Cash/Cheque

DETAILS OF INSTALMENTS

Date:	Amount Due:	Date:	Amount Due:
01.04.2017	664.00	01.09.2017	664.00
01.05.2017	664.00	01.10.2017	664.00
01.06.2017	664.00	01.11.2017	664.00
01.07.2017	664.00	01.12.2017	664.00
01.08.2017	664.00	01.01.2018	664.00

Cassell Welding Limited

(Machine Repairs and Supplies)
Unit 30/32 ~ Lemart Close ~ Tilehurst
Reading ~ Berkshire ~ RG30 4UE

Tel: 0118 942 5810 & 0118 942 5812

email cassellwelding@yahoo.co.uk

Chris Keen
The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

26 June 2023

Dear Chris

RE: WORKSHOP TO REAR OF 20 NORCOT ROAD

I can confirm that the site mentioned above has been used as a car repair and body shop for over thirty years. Peter Moss and his two sons operated there as The Tilehurst Bodyshop until it was sold. I have known Peter for many years, the land that my two units are built on was owned by him until they were sold to me. He was a good friend and he did in fact have one unit built specifically for my company, as my company expanded I was able to buy both units. I have been here for almost thirty years.

Yours sincerely

John Cassell

Extracts from the Internet of PK Moss operations.

[Home](#) > [Garages \(Repair, Modification\)](#) > [reading](#)

Company

P K Moss

01189410151

Company in the sector [Garages \(Repair, Modification\)](#) in [reading](#)

[Call now 01189410151](#) [Write](#) [Where we are](#)

Company P K Moss

Find P K Moss phone number, address and email, at reading, berkshire province. The company in [Garages \(Repair, Modification\)](#) sector deals with [Garages \(Repair, Modification\)](#).

Immediately see all company data P K Moss, or search [Garages \(Repair, Modification\) in Reading](#) for other companies in the sector.

Phone: 01189410151

Peter Moss
Car Body Repairer in Reading

[Edit Listing Information](#)

Overview [Map](#) [Add Photo](#) [Claim](#)

Address

20B Norcot Road
Reading, Berkshire, RG30 6BU

Opening Times Tue 23rd May
Opening times not supplied.
[Add Opening Times](#)

Business Type
[Car Body Repairer](#)

Classic Flooring Ltd
75% Off selected carpets
*Free Fitting when you purchase the equivalent amount of 10mm underlay. (T&C's apply)


[Website](#) [Directions](#)

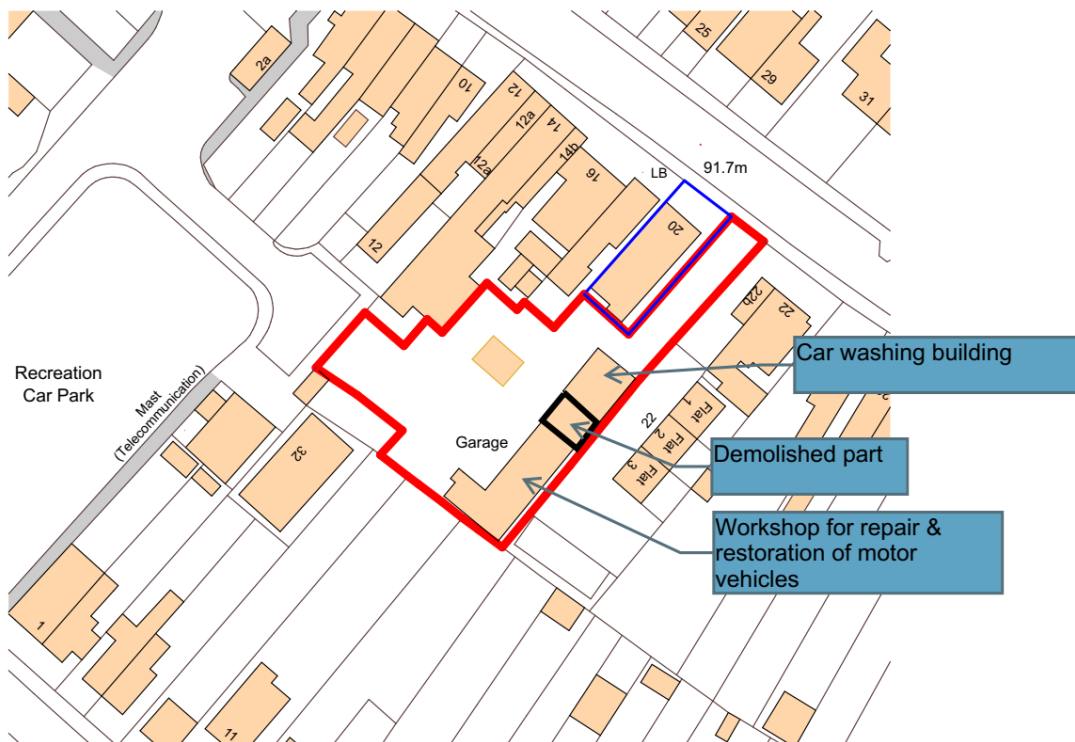
Car Body Repairer Nearby
[Chestermans Garage](#) 2.93 miles
[Rex Garage](#) 13.45 miles
[Phillips Motor Services](#) 14.73 miles

Car Body Repairer in City Centre, Reading
Shops in City Centre, Reading

Yes Print Ltd.
Custom dividers and print
Design and order your tab dividers. All printing and finishing in-house



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As there is secure evidence from both the previous owner & the neighbouring commercial owner the fact that the rear buildings were used for the repair & restoration of motor vehicles & thereafter was used as a car wash & ongoing car repairs & restoration the lawful use is without doubt B2, with a B1 now Class E to the front being the car wash.

I would urge that the application be approved as quickly as possible as it is holding up the application for the new workshop which is essential for the continued success of this business which should be supported by the Council as the use is established, serving the local community & providing employment.

Chris Keen MRICS MCABE

