Mr R Wright
Planning Officer
Planning Department
Hinckley & Bosworth Borough Council
Council Offices
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Hinckley
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DEVELOPMENT SERVICES
- 7 JAN 2008
RECEIVED

ACT LIMITED
ADVANCED CARBIDE TOOLING LIMITED
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3 January 2008

Dear Mr Wright

Planning Application for change of use from B1 use only to B1 and D2 mixed use
Advanced Carbide Tooling Ltd premises at Watling Close, Sketchley Meadows Business Park

I would be grateful if you would consider favourably and recommend permission to be granted for a change of use for the existing premises on the Company's property on Sketchley Meadows Business Park.

Advanced Carbide Tooling Limited ("the Company") designs, assembles, imports, distributes and sells direct a range of cutting tools, industrial lubricants and other equipment and machinery to the engineering industry. The Company employs a total of 9 staff, of which 7 are based at its offices on Sketchley Meadows Business Park. Approximately half of the floor area of the premises is taken up with warehousing for stock and light industrial uses such as the unloading and decanting of the liquid lubricants, inspection and quality control of stock and the assembly and repair of machinery and equipment. The remainder is general office use and associated uses such as toilets, reception area, a staff canteen and rest area. A more detailed breakdown of the areas for each activity is included in Planning Application 2. The property has on-site parking for up to 20 cars together with an area for unloading stock into the warehouse and lorry turning area.

The Company is relatively small and has never fully occupied the existing office areas which are on 2 floors. In particular, on the first floor an office of approximately 55 sq metres has been empty since the Company moved into the premises (built to its specification) in 1990.

I have played guitar, sang and written music for many years and over the last 5 years have sung and played in a number of local acoustic guitar clubs. More recently I have organised a series of small evening concerts showcasing the talents of "Living Legends" of the acoustic guitar and folk music genre. The popularity of these concerts, which were held in the back room of a village pub, has led me to consider converting the un-used office at our Company premises to a venue for music concerts and lectures.

Such conversion could be done with no change to the existing appearance of the building nor to its use during normal working days. Also very little change would be required to convert the room internally and the building generally to accommodate the additional use. My intention is to install removable low level staging at one end of the room with lighting and sound equipment and a second removable raised

floor at the rear of the room for improved vision for the back rows of audience. The building's existing toilet facilities are suitable and easily accessible and the building is well served with fire doors and escape routes.

It is envisaged that the lecture/concert room will be used primarily during the evening and outside of normal business hours. There will be no loss whatsoever of existing employment use. The application is merely to make productive use of currently vacant office space. I understand there are a number of similar types of mixed use and leisure oriented ventures working successfully in other business parks and industrial areas locally, such as the Rewind Rehearsal Rooms on the Harrowbrook Industrial Estate or the Fields Health and Fitness Club on Wheatfield Way, Hinckley.

I do not consider there will be any impact on the surrounding properties and neighbourhood. The property is on one side of a business park, used during the day but more or less deserted in the evening. Therefore, even if and when the on-site parking spaces are full because a concert is being held there is ample space for parking at the side of the estate roads without interfering with normal traffic on the park. Also, any noise generated by a concert will have no detrimental impact as there are no residential dwellings nearby and the nearest facilities open during the evening are either continuous machinery operations or the dining and entertainment areas of the Sketchley Grange Hotel.

My proposal for use of the concert/lecture venue is likely to be limited to one or two regular evenings each month throughout the year although it may be hired out for use to reputable third parties, primarily during the evening but possibly during the day. Due to the mixed use of the building, its use will always be carefully monitored by the Company's directors.

The maximum capacity of the room is an audience of 60 seated theatre style. I propose to start a club linked to the venue so that most of the audience will consist of regular known club members and invited guests.

I recommend my application for change of use from B1 only to a mixed use of B1 and D2 assembly and leisure use and hope you and the Council's planning committee will see fit to approve the change of use. If you require any further information about my application and if you or any planning committee members would like to inspect the premises please do not hesitate to contact me.

Yours sincerely

[redacted]

KEITH A LONDON
Chairman
Advanced Carbide Tooling Limited

Enclosures with Letter are:

1. 4 sets of completed Planning Application 1 forms;
2. 4 sets of completed Planning Application 2 forms;
3. 4 sets of completed drawings (2xA3 Plans + 1xA4 Location Plan);
4. 1 completed Fees Form;
5. Cheque for fee of £265.