DELEGATED REPORT

Recommendation Made: 28 February 2008

Reference:- 08/00010/COU **Parish:- Burbage Parish Council**

Applicant:- Advanced Carbide Tooling Ltd
Sketchley Meadows Business Park
Hinckley
Leics
LE10 3EZ

Location:- 7 Watling Close Burbage Hinckley Leicestershire LE10 3EZ

Proposal:- CHANGE OF USE FROM B1 OFFICE USE TO MIXED USE OF B1 AND D2

Introduction:-

This application seeks planning permission for the change of use of part of an existing industrial unit from B1 (light industry/office) to a mixed use of B1 and D2 to permit entertainment to be made available to the public mainly during the evening in a first floor room within the building. No external changes to the building are being proposed. There are 20 car parking spaces within the curtilage of the site together with loading and turning areas that will remain unaltered.

The building is located within Sketchley Meadows Industrial Estate, an established employment site and is accessed via a roundabout on the A5 Watling Street. It is constructed of a mixture of brick and profiled metal sheet cladding and surrounded by grassed and landscaped areas. The parking areas and access to the building are located on the north east side of the building. A public footpath runs along the eastern and southern boundaries of the site. There are open fields to the south and other industrial units to the east, west and north. The footprint of the building measures approximately 500 square metres and contains an additional 210 square metres floor space at first floor level for offices, canteen and training rooms. The application relates to a first floor room within the building measuring approximately 56 square metres.

The applicant has submitted a letter in support of the application that provides further details of the background to the application, the existing uses of the building and further details of how the proposed use as a lecture/concert room will operate. He also points to other industrial areas locally that have similar non-employment/leisure uses within the sites.

Consultations:-

No objections have been received from:-

Highways Agency
Director of Community Services (Archaeology)
Director of Community Services (Ecology)
Burbage Parish Council
Head of Community Services (Pollution)
Head of Community Services (Land Drainage)

Director of Highways, Transportation and Waste Management (Highways) raises no objection but refers to standing advice in respect of car parking provision.

No response has been received at the time of writing this report from Ramblers Association.

Site notice displayed and neighbours notified, one letter received raising concerns over the following issues:-

a) highway issues - parking and access

b) evening use may encourage anti-social behaviour, theft and vandalism, particularly to unattended vehicles
c) need for entertainment licence and licence to sell and consume alcohol on the premises.

Development Plan Policies:-

BE1 - Design and Siting
EMP1 - Existing Employment Sites
T5 - Highway Design and Vehicle Parking Standards.

Appraisal:-

The main issues with regard to this application are the principle of the proposed use in this location, the impact of the use on the character of the area, neighbouring properties and the highway network.

Whilst the proposal is within a designated employment site, the proposed use is additional to the existing employment use within a part of the building that is currently unused and primarily at a time outside normal working hours when the employment use will have ceased. There will therefore be no loss to the employment use as a result of the development and the existing car parking facilities that are currently under-used can be utilised in the evenings without impacting on the employment use or giving rise to a significant number of vehicles parking within the highway. The size of the room being used is relatively small in relation to the overall floor space within the building and the proposed use for entertainment purposes is to be relatively low key and occasional. There are no proposed changes to the external appearance of the existing building and there will be no impact on the character of the area.

There are no nearby residential properties that would be affected by noise related disturbance, many of the surrounding industrial units will also have ceased work at the time that the use will primarily occur and others operate continuous machinery operations. The nearest neighbouring buildings are approximately 30 - 40 metres away across public highways.

The level of use of the building is unlikely to lead to a significant generation of additional traffic or on-street parking that would be likely to impede highway safety.

The applicant is aware of the need for and has already applied for the necessary premises licence.

RECOMMENDATION :- Permit subject to the following conditions :-

EMP1

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and T5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 This permission shall operate solely for the benefit of the applicant and shall not run with the land or premises.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 But for the special circumstances of the applicant the Local Planning Authority would not normally have been prepared to grant permission.

Policy reason

Notes to Applicant:-

1 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

Contact Officer:- Mr R Wright Ext 5894