

Agenda Item: 6.5

This is a Major Application for which the 13 week period expires on 19/02/2007.

06/04804/P

20/11/2006

Waddon

Application for full planning permission

Agent:

Redbourn Group Plc
Watling House
Dunstable Road
Redbourn St. Albans
AL3 7RG

Applicant:

Howden Joinery Properties Ltd
The Pavillion
Croxley Business Park
Blackmore Lane Watford
WD18 8GA

Location: Unit 9 Swift Centre, 41 Imperial Way, Croydon, CR0 4RR

Description: Retention of use for purposes within class B8 (storage and distribution) with ancillary trade counter

Drawing No(s): 18033/01, DC31

Recommendation: **Grant Permission**

Subject to the following condition(s) and reason(s):-

1. The application premises shall be used only for the purpose(s) specified above and in the documentation supporting the application.
Reason : To comply with the employment policies of the Councils Unitary Development Plan.

In granting permission the local planning authority had regard to the following policies:-

The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP15 and EM2

The development is considered to be satisfactory in relation to the following:-

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) accessibility to buildings
- (e) the employment policies of the development plan

and having regard to all other matters raised.

Ward: Waddon
Lead Officer: Head of Planning Control.

PLANNING COMMITTEE
15th March 2007

Application Number: 06/4804/P; Unit 9 Swift Centre, 41 Imperial Way,
Croydon CR0 4RR

1. SUMMARY

1.1 This report concerns an application for the use of the premises as Class B8 (Storage and Distribution) with an ancillary trade counter.

2. RECOMMENDATION

2.1 That planning permission be granted subject to the conditions and reasons set out in the agenda.

BACKGROUND

Site Description

3.1 The application site is occupied by an existing Class B1(c) light industrial unit. Howdens Joinery Limited, storage and distribution operator of kitchens, bathrooms, currently occupy the unit. The site lies within the Purley Way South Employment Area and has a site area of approximately 1,503m².

3.2 The surrounding area is a designated employment area with warehousing and industrial units operating under use Classes A1, B1 (b), B1(c) and B8.

(b) Relevant Planning History

3.3 01/01406/P - Permission granted for part demolition to form service area; alterations to and refurbishment of existing buildings; erection of detached single storey building comprising 6 starter units; use of existing and additional space within Classes B1 (business), B2 (general industrial) and B8 (storage and distribution); provision of associated parking.

3.4 02/0610/P - (Amendment to planning permission 01/1406/P) Permission granted for part demolition to form service area; alterations to and refurbishment of existing buildings; erection of detached single storey building comprising 7 starter units; use of existing and additional space within Classes B1 (business), B2 (general industrial) and B8 (storage and distribution); provision of associated parking.

06/4626/A - Advertisement consent granted for a non-illuminated wall mounted sign.

(c) Proposal

- 3.5 this is an application for full planning permission to retain a change of use from Class B1 to Class B8 (storage and distribution) with an ancillary trade counter. The unit is currently occupied by Howden's Joinery Limited, storage and Distribution Company catering solely to builders and housing developers on an account based trading.
- 3.6 The total area of the warehousing is 1010.7m² with an ancillary trade counter, an office and a reception area. The trade counter comprises 53.7m² and occupying only 4.8% of the unit.
- 3.7 Hours of operation
- | | |
|-----------------------|------------------------|
| Mondays - Fridays | 08.00 hrs to 18.00 hrs |
| Saturdays | 08.00 hrs to 13.00hrs |
| Sundays/bank Holidays | Closed |
- 3.8 The applicant aims to create 8 fulltime jobs with scope for additional employment prospects once the proposed use has been established.

4. PLANNING POLICIES:

- 4.1 Unitary Development Plan: SP15, EM2

5. CONSULTATIONS

- 5.1 16 adjacent occupiers notified. No replies.

6. CONSIDERATIONS

- 6.1 The principal issues are-

1. Whether the proposal would comply with the land use policy of the Unitary Development Plan.
2. The effects of the development on:
 - (a) The townscape of the area
 - (b) The amenities of adjoining occupiers
 - (c) The amenities of future occupiers of the development
 - (d) Highways and parking

Land use

- 6.2 The development involves a material change of use resulting in the loss of a light industrial unit. However, the site is within a designated Employment Area principally allocated for industrial or warehousing type uses falling within Use Classes B1, 2 and 8. The proposal includes an ancillary trade counter occupying 4.8% of the unit. The applicant states that trade is on a membership basis, catering only to registered builders and developers.

Townscape and visual character
6.2 No external alterations proposed.

Amenities of nearby and adjoining occupiers
6.3 The site is within the Purley South Employment Area with similar type industrial and warehousing uses. There are no nearby residential occupiers and it is not considered that the proposed use would result in any adverse impact in respect of noise etc.

Highways and parking
6.4 Five parking bays including a disabled parking bay exist. The applicant states that due to the nature of their business, not more than four or five cars or vans are expected on site at any one time. They also anticipate 3 to 4 HGV delivery trucks during the week. It is considered that the site would accommodate this use without detriment to highway safety and parking in the wider area.

7. ENVIRONMENTAL CONSIDERATIONS
None

8. EQUALITIES CONSIDERATIONS
One disabled persons car parking space and level access have been provided.

Case Officer: Sera Banya

Background Documents: None

Contact Officer: Mr P Mills, Tel: 020 8760 5419