

**A15**

**F/TH/14/0015**

PROPOSAL: Change of use from office to laundrette  
LOCATION: UNIT 36, BLENHEIM CLOSE, BROADSTAIRS, CT10 2YF  
WARD: St. Peters  
AGENT: AM Design & Build Consultants  
APPLICANT: Mr Simsek  
RECOMMENDATION: **Approve**

Subject to the following conditions:

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

**GROUND:**

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The proposed development shall be carried out in accordance with the submitted application, the plan numbered AM.456.01 received by the Local Planning Authority on 9th January 2014 and the plan numbered AM.456.02 received by the Local Planning Authority on 15th January 2014.

**GROUND:**

To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

The site lies within the Pysons Road Industrial Estate. The estate is characterised by a mix of business uses, typically occupying metal and brick 'warehouse type' industrial buildings. There is parking available to the front of the site.

RELEVANT PLANNING HISTORY

It is not considered that there is any planning history relevant to the determination of the current application.

PROPOSED DEVELOPMENT

The proposal seeks permission for the change of use of the vacant industrial unit to a launderette. The scheme includes the provision of a 300mm metal ventilation grille for the dryers to the rear of the unit and this is the only external alteration proposed. The agent confirms, in an email dated 20th February 2014 that the launderette would employ 3-4 members of staff and no members of the public would visit the site. The hours of business would be Monday - Saturday 0800 until 1800.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan (2006)**

EC12 - Retention of Employment Sites

D1 - Design Principles

EP13 – Groundwater Protection Zone

## NOTIFICATIONS

No representations have been received.

## CONSULTATIONS

**Kent County Council Highways and Transportation** - No objections

**Environmental Health** - No objections

**Broadstairs Town Council** – No objections

## COMMENTS

This application has been brought before Planning Committee as a departure from Thanet Local Plan Policy EC12.

### **Principle**

The site is within the built up confines and is identified under policy area EC12, as being retained for employment uses falling within use classes B1 and B8 in locations close to residential areas, with additional B2 use away from residential areas. The site is considered to be away from residential areas.

The proposal is to use the vacant unit as a launderette; which is contrary to Policy EC12. However, the proposal would bring a vacant unit back into use and it is not considered that this change would have any negative impact on the employment generated by the site. Thanet District Council's Employment Land Review (2010) indicates that every 20sqm of B1 use and every 50sqm of B8 use provides one job. The application unit has a site area of 128sqm and the proposed use is expected to provide employment for 3-4 people which is the mid point between the employment that would be expected to have been provided by the previous B1/B8 use. The proposed commercial launderette would not be visited by the public and is not a clearly defined town centre use.

Given this, the location of the site within the estate is considered to be appropriate and where this use would be expected to be located, situated away from residential properties and within an estate that can accommodate the associated vehicular traffic movements of the proposed use. For these reasons, it is considered that, whilst a departure from Policy EC12, the development is consistent with the aims of the Thanet Local Plan and is supported by the National Planning Policy Framework, constituting sustainable economic growth.

### **Character and Appearance**

The development would not involve any alterations to the unit which would materially change the character or appearance of the area. The ventilation outlet proposed to the rear of the unit is the only proposed alteration and would not be highly visible from public vantage points.

### **Living Conditions**

The scheme involves the provision of a 300mm outlet for dryers to the rear elevation of the unit. There are no neighbouring residential properties or other receptors immediately adjoining the site. There is a distance of approximately 40 metres between the application unit and the built form of the nearest neighbouring residential property; this is situated to the rear of the site. The residential properties to the rear of the site are separated from the industrial estate by trees and a path. The existing use of the site and surrounding businesses is associated with a degree of noise and disturbance. For these reasons, it is not considered that the proposal would cause any significant harm to neighbouring properties.

### **Transportation**

Having regard to the proposed use and anticipated number of employees, Kent County Council Highways and Transportation raise no objection to the change of use. I am therefore satisfied that the development would not have any significant highway or transport implications.

### **Other Matters**

The change of use does not involve any development and the Environmental Health Team have raised no objection given the locality and proposed use. It is therefore considered that the proposal is unlikely to cause harm to the Groundwater Protection Zone.

### **Conclusion**

It is considered that the proposal is an acceptable departure from policy EC12, being a development which would bring back into use a vacant unit, supporting sustainable economic growth and providing employment. The application is acceptable in all other material respects. It is therefore recommended that planning permission is granted.

### **Case Officer**

Helen Johnson

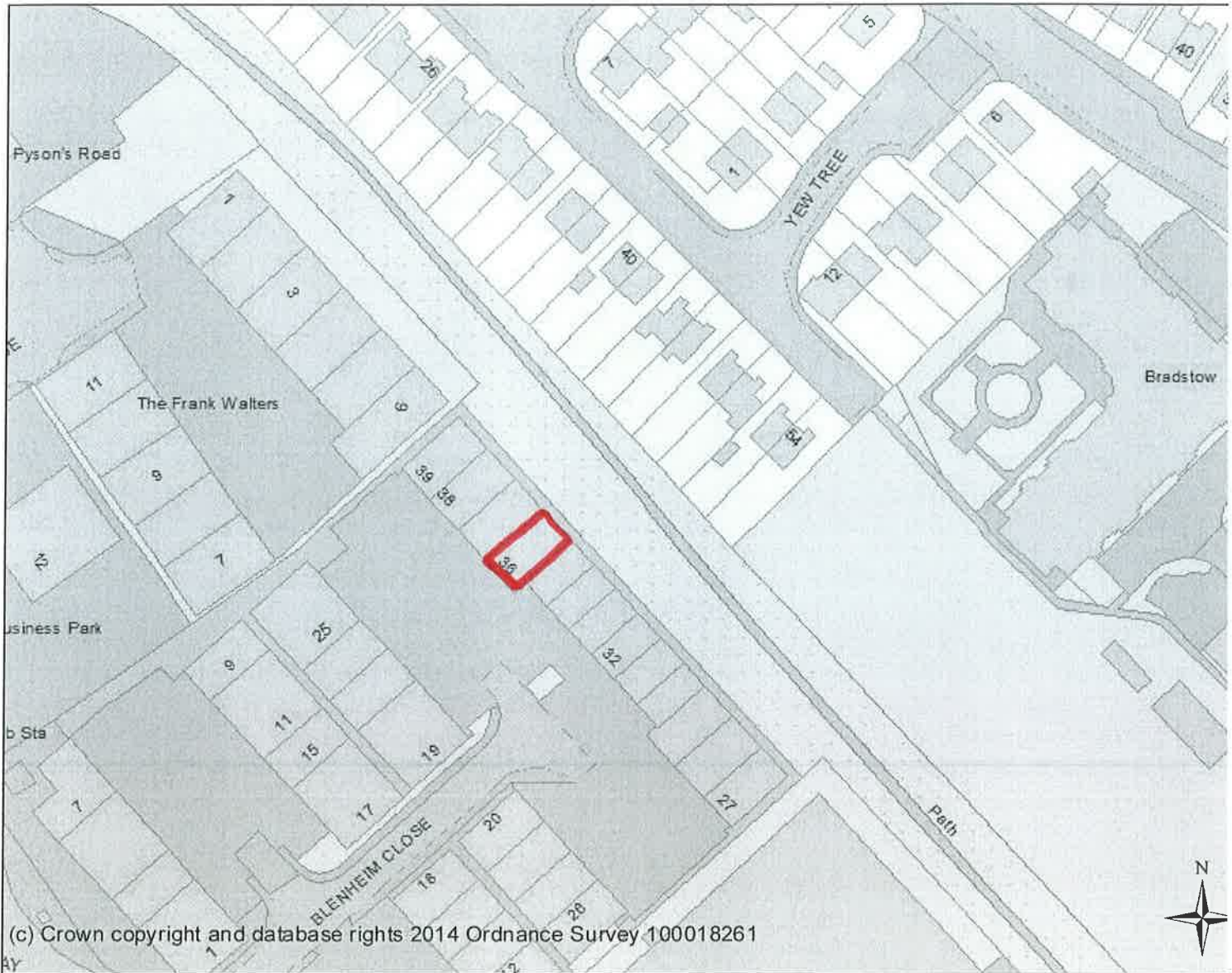
# Title: F/TH/14/0015 - 36 Blenheim Close, Broadstairs

Project name:

Notes:

Scale: 1:1,250

Author:



Legend

F/TH/14/0015

36 Blenheim Close, Broadstairs

