

A03

F/TH/24/1221

PROPOSAL: Change of use from Launderette (Sui Generis) to Industrial/Storage (Use Class B2/B8)

LOCATION: Unit 36 Blenheim Close Broadstairs Kent CT10 2YF

WARD: St Peters

AGENT: No agent

APPLICANT: Thanet District Council

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 Purchase Act 2004).

2 No fans, louvers, ducts or other similar apparatus shall be installed externally without the prior written consent of the Local Planning Authority.

GROUND:

In the interests of the residential amenities of the occupiers of surrounding dwellings in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

3 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site, other than between the hours of 0600 to 2200.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

The site comprises an existing industrial unit located close to the junction of Blenheim Close and Patricia Way. Unit 36 is located between Units 35 and 37, at the north eastern end of

Blenheim Close adjacent to the public footpath running between the estate and the rear of properties in Yew Tree Close. The unit has planning permission for a laundrette (sui generis) and is currently vacant.

RELEVANT PLANNING HISTORY

F/TH/14/0015 GTD 12 March 2014
Change of use from office to laundrette

PROPOSED DEVELOPMENT

The proposed development is the change of use of the building to Industrial/Storage (Use Class B2/B8). There are no external alterations currently proposed to the building.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP04 - Economic Growth
SP27 - Green Infrastructure
SP30 - Biodiversity and Geodiversity Assets
SP35 - Quality Development
SP37 - Climate Change
SP43 - Safe and Sustainable Travel
SP44 - Accessible Locations
E01 - Retention of Existing Employment Sites
GI06 - Landscaping and Green Infrastructure
QD01 - Sustainable Design
QD02 - General Design Principles
QD03 - Living Conditions
SE05 - Air Quality
SE06 - Noise Pollution
SE08 - Light Pollution
TP02 - Walking
TP03 - Cycling

NOTIFICATIONS

Neighbours have been notified and a site notice posted and no representations have been received.

Broadstairs & St Peter's Town Council - The Planning Committee of the Town Council has considered this application and has resolved unanimously to make no comment.

CONSULTATIONS

Environmental Health - *follow up comment* - On further review, although Environmental Health raise no concerns or objection given in industrial locality and proposed use operating hours and mechanical plant should be controlled given proximity to dwellings.

Suggested Conditions:

Control of External Apparatus

No fans, louvres, ducts or other similar apparatus shall be installed externally without the prior written approval of the Local Planning Authority.

Hours of Operation

No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times [06:00 to 22:00].

Initial comment - Environmental Health has reviewed the application and raise no concerns or objections given locality and proposed use.

COMMENTS

This application is reported to the Planning Committee as the applicant is Thanet District Council, with the building owned by the Council.

The consideration for Members to assess is the principle of the development, the impact of the proposal on the character and appearance of the area, impact upon the living conditions of the occupiers of nearby residential properties and pedestrian and highway safety.

Principle

The site comprises an existing industrial unit located within the urban confines of Broadstairs. The site is located within an area identified for the retention of existing employment uses falling within use classes B1, B2 and B8 as defined by policy E01 of the Thanet Local Plan.

The proposal seeks a change of use to industrial/storage falling within Use Classes B2 and B8 which is consistent with the policy and therefore acceptable in principle subject to assessment of all other material planning considerations.

Character and Appearance

Unit 36 is an industrial unit located in Blenheim Close. The building has an industrial appearance matching neighbouring units. There are no alterations currently proposed to the building either internally or externally.

With regards to the character and appearance of the area the proposed use would have a neutral impact on the industrial character of this part of the estate. The development would therefore accord with Policy QD02 and the NPPF.

Living Conditions

Policy E01 of the Thanet Local Plan requires that any development is compatible with neighbouring uses, and therefore requires consideration alongside Policy QD03 of the Thanet Local Plan. The unit is located within an industrial estate and the rear elevation of the unit is more than 35 metres from the rear boundary of the nearest residential properties fronting Chestnut Drive to the north east. It is not proposed to extend or alter the external appearance of the building and therefore there is no adverse impact relating to overlooking, loss of light or outlook.

The application does not include hours of operation, however it is noted that there were no restrictions imposed on operating hours associated with the previous laundrette planning use. Environmental Health have been consulted and raise no concerns or objections given the industrial locality, however, given the proximity of the unit to dwellings they recommend conditions restricting the operation to between the hours of 0600 and 2200, and that no fans, louvres, ducts or other similar apparatus are installed externally without further consent.

As the site is located within an industrial estate with established noise levels from B2 operations in the vicinity of neighbouring properties, subject to the safeguarding conditions suggested above, a B2 and B8 use is considered to be compatible with neighbouring industrial units and nearby residential dwellings and the development would meet the requirements of Thanet Local Plan policies QD03 and E01.

Highway Safety

Kent Highways have not been consulted on this application, and it is likely that they would consider this to be a non protocol application, that does not require their comments.

The applicant has stated that there are 2 vehicle parking spaces available for the unit.

The site is located in a sustainable location and no changes are proposed to the existing parking arrangement. The existing laundrette use is likely to have generated a need for parking in the area and movements to and from the site from staff and deliveries.

Parking in the surrounding area is constrained, however the proposed use is considered to be similar to the existing use in terms of movements to and from the site and the requirement for parking. It is therefore considered that given the location of the site, the nature of the proposed development, the existing use of the site and there being no changes to the arrangement of the building, this development is not considered to result in any significant harm to highway safety.

Biodiversity

The site is covered by built development and this proposal does not alter the footprint or alter the scale of the property. It is therefore considered that this development would have no significant impact upon biodiversity in the area and the development is subject to the de minimis exemption.

Conclusion

The unit is allocated for employment uses falling within use classes B1, B2 and B8, therefore the proposed use for B2 and B8 use meets the requirement of policy EC1. The proposed use is not considered to result in any significant harm to the character and appearance of the area, neighbouring living conditions, highway safety or biodiversity. It is therefore recommended that Members approve this application.

Case Officer

Rosemary Bullivant

TITLE:

F/TH/24/1221

Project

Unit 36 Blenheim Close Broadstairs Kent CT10 2YF

