

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
2nd DECEMBER 2019

APPLICATION NO:
P/2019 /0741

LOCATION:
UNIT 4 VAUXHALL INDUSTRIAL
ESTATE RUABON WREXHAM
LL14 6HJ

DATE RECEIVED:
26/09/2019

COMMUNITY:
Rhos

DESCRIPTION:
CHANGE OF USE FROM LIGHT
INDUSTRY TO LEISURE

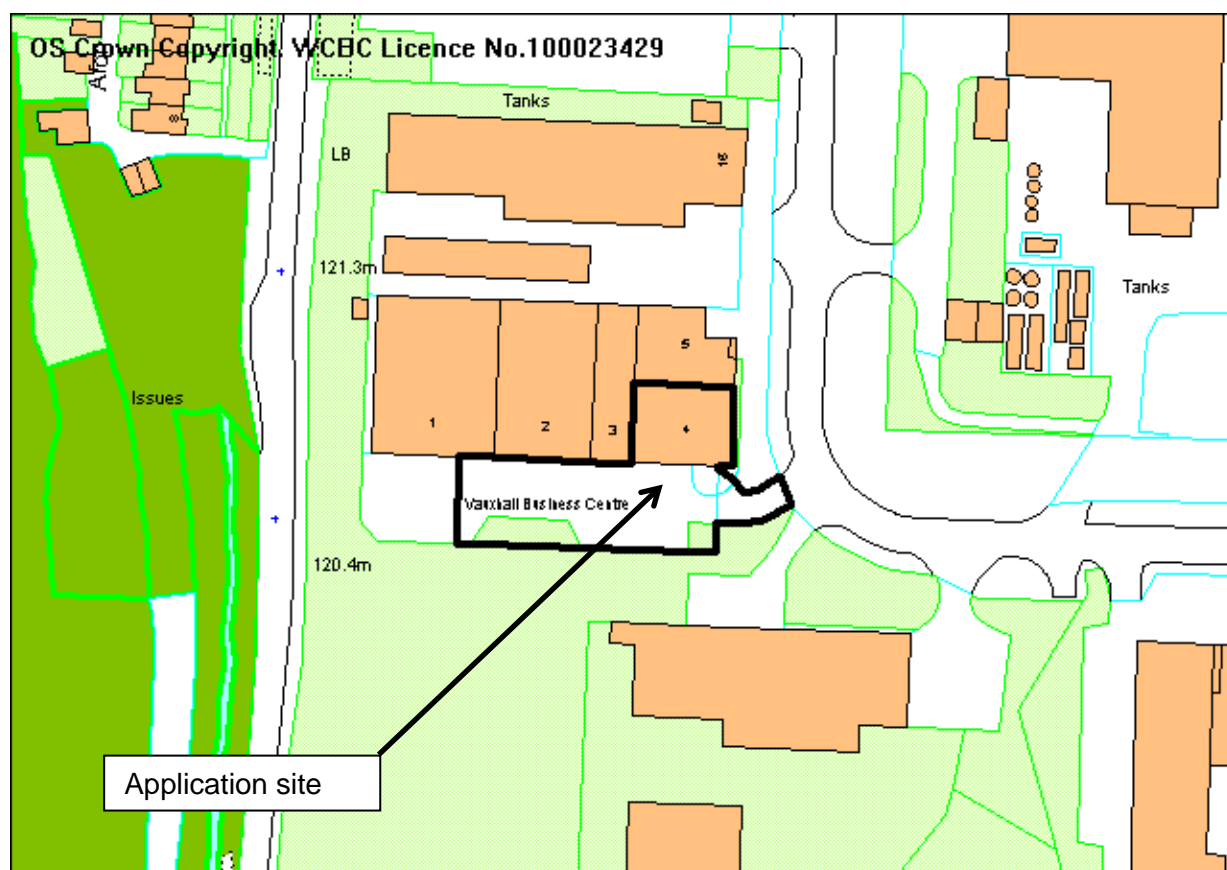
CASE OFFICER:
PF

WARD:
Johnstown

APPLICANT(S) NAME:
MR ADRIAN JONES
ADY JONES TAEKWONDO
SCHOOLS

AGENT NAME:
ADY JONES
TAEKWONDO
SCHOOLS
MR ADRIAN JONES

THE SITE



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PROPOSAL

The proposal is for the change of use of the unit from a B1 business use to a leisure use within use class D2.

HISTORY

None.

PLANNING POLICY

The site is located inside the Rhosllanerchrugog settlement limit. Policies PS2, GDP1 and T8 of the Wrexham Unitary Development Plan are applicable. Guidance is also contained in Local Planning Guidance Note 16 – Parking Standards.

CONSULTATIONS

Community Council:	Notified 01.10.2019
Local Member:	Notified 01.10.2019
Site notice:	Expired 14.11.2019
Highways:	No recommendations.
Public Protection:	No objection. Recommends condition to control amplified music levels.
Neighbouring occupiers:	6 neighbouring occupiers notified. One representation received raising the following points: <ul style="list-style-type: none">• Later opening hours will mean that the car park gates will be open later putting other businesses at risk;• There are already limited parking places available;• There are regular heavy goods vehicles delivering to the site and fork lift trucks in operation. There are concerns about pedestrians; and• There is also a risk of noise from existing uses.

SPECIAL CONSIDERATIONS

Policy: The proposed development will result in the change of use of the unit highlighted from light industrial/research and development (B1) to a leisure use within D2. The applicant is seeking to use the building for the purposes of a taekwondo training centre.

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There are no specific policies which deal with the change of use of buildings within settlements. All developments are, however, expected to accord with the council's general development principles.

The main issue for consideration is the compatibility of the proposed use with the existing, predominantly light industrial uses. There are no proposals to enlarge the building or make any external changes. The applicant wishes to

use the site on weekday evenings (1715 to 2000) and Saturday mornings (0900 to 1300). On this basis, I am satisfied that the proposed use is unlikely to interfere with the existing uses. Even so, were the applicant intending to operate the business during normal office hours, given the parking provision available on site and the limited floor area within the unit, it is unlikely that there would be a significant level of traffic generation which would interfere with the safe and convenient operation of the neighbouring uses.

The proposed use is also unlikely to be impacted by the noises that may emanate from the neighbouring uses. The applicant is effectively committing to a site in full knowledge of the neighbouring, predominantly commercial uses. As such, I do not consider that there will be a detriment caused to either party.

Conclusion: I am satisfied that the proposed use of the building for a taekwondo training establishment will not cause harm to the amenity of the wider locality or the viability of the predominantly commercial area. I recommend accordingly.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) dated 26 September 2019 and as contained within the application documentation.
3. The development hereby approved shall not be used by any member of the public before 1700hrs Monday to Friday.
4. The premises shall be used only for martial arts, dance studio or gymnasium purposes only and shall not be used for any other purposes including any other use within Class D2 of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment).

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REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
 2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
 3. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 4. In order to ensure that the development does not impact upon viability of the neighbouring uses of the site and to comply with policy GDP1 of the Wrexham Unitary Development Plan.
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