

CONSULTATION FROM CASTLE POINT BOROUGH COUNCIL - SUB DIVISION OF EXISTING UNIT, 40 STADIUM WAY

1 SUMMARY

- 1.1 Notification of an application has been received from Castle Point Borough Council requesting the views of this authority. This matter is designated as a schedule item and is reported to the committee for response.
- 1.2 The application concerns the subdivision of an existing industrial unit and change of use to form two retail units.

2 INTRODUCTION

- 2.1 The proposed unit for sub-division concerns the end unit in a block, currently being utilised as an existing industrial use. The site is to the south of Rochford District, with the A127 dual carriageway forming the boundary in this location.
- 2.2 The proposal site comprises an existing unit of 41.9 x 17.8 metres with the proposal subdividing this and creating two units of equal depth at approximately 8.6m width. The proposal includes the new unit being available for retail use.

3 LAND DESIGNATION

Local Plan Designation

- 3.1 The land subject of this application is designated as shopping within the adopted Castle Point proposals map. The adjoining land within Rochford District is of some distance away, though is designated as a mixture of Industrial, Residential and Metropolitan Green Belt.
- 3.2 In accordance with the above designations, within the Castle Point Local Plan Map the most appropriate use of the land is for shopping/retail purposes. Policy S2 of the adopted Castle Point Local Plan identifies that area as suitable for shopping use, making the proviso that the development should not materially detract from the vitality of viability of any existing town centre.

Land Use

- 3.3 The unit was initially a single building for industrial use, subsequently this has been sub-divided and part used for retail purposes. Currently half the building is occupied by 'Hold-Em', with two vacant units, one being the current proposal for sub-division.

4 CONCLUSION

- 4.1 It is considered that the proposed change of use and subdivision has no significant impact on surrounding development or nearby town centres and is in accordance with the adopted policies and principles for the location.

5 RECOMMENDATION

- 5.1 It is proposed that the Committee **RESOLVES**

That no objection is raised to the use or sub-division of the unit for retail purposes within the Castle Point Borough. (HPS)

Shaun Scrutton

Head of Planning Services

Background Papers: Planning application consultation papers submitted by Castle Point Borough Council

For further information please contact Christopher Board on:-

Tel:- 01702 546366 ext 3435

E-Mail:- christopher.board@rochford.gov.uk