

Committee Report

Deferred/Referred Item

ITEM NO.



Rochford District Council

To the Meeting of: **PLANNING SERVICES COMMITTEE**

On : **10TH FEBRUARY 2000**

Report of : **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **CHANGE OF USE OF EXISTING UNIT FROM B8 USE (WAREHOUSING) TO B2 USE (GENERAL INDUSTRIAL) FLIGHTSPARES UNIT, AVIATION WAY, SOUTHEND**

Author : Hannah Baker

Application No: **99/00786/COU**

Applicant : **IPECO HOLDINGS LTD**

Zoning : **INDUSTRIAL**

Parish: **ROCHFORD PARISH COUNCIL**

Site Area: 5240 sq.m

Planning Application Details

This item is before members under the Council's "fast track" procedure for employment generating proposals.

This application was registered on 23rd December 1999, but the applicant is considering revising the description, which will result in the application going through a period of reconsultation. As a result the application is still at an early stage of processing. At the current time, however, this application proposes a change of use from warehousing to general industrial, and gives no indication of any material changes to the external appearance of the building.

For member's information the revisions being considered consist of the addition of spray booths fitted with flues which will project 3 metres above the roof line of the building, an external paint store with extract unit and compressor enclosures and minor

alterations to the fenestration.

The application site is that of the existing Flightspares Unit which is at the end of Aviation Way, looking onto the Southend Airport Site.

It is understood that the previous occupiers Flightspares have vacated the premises. If this change of use was approved it is proposed that 136 staff would be employed on site.

Presently there are 49 car-parking spaces on site. The proposed change of use will result in additional car parking spaces being required on this site. Until plans have been received showing the mezzanine floor level and defining the extent of the floor area to be used as storage, the exact number of spaces required can not be identified. However, there are presently discussions taking place on how these additional spaces may be provided. Options include; allowing employees to use car parking spaces at other Ipeco Units on Aviation Way; allowing a tandem system of car parking to fit in with employees working in shifts; or to construct additional car parking to the rear of the building. It is recognised that there maybe problems attached to all of these options and so officers will explore this further.

To date the following consultation responses have been received. However, as a result of the proposed revisions it is possible that further comments maybe received.

Rochford Parish Council raise no objections to the Change of Use.

County Surveyor (Highways) recommends that a condition is attached to any approval ensuring that adequate provision is made for the parking and turning of service vehicles.

Head Of Housing Health and Community Care advises that there is a potential for increased levels of disturbance from the development of this site and as a result suggest a number of conditions controlling activities on site.

Conclusion

Members' views on the proposal are sought at an early stage in order that they may be addressed so the application can be dealt with as quickly as possible. When in a position to do so officers will bring the application before members in the usual way.