

**Planning Committee:** 21 September 2005

**Item Number:** 25

**Application No:** W 05 / 1325

**Registration Date:** 01/08/05

**Town/Parish Council:** Kenilworth

**Expiry Date:** 26/09/05

**Case Officer:** Steven Wallsgrove

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**Unit F, 15 Princes Drive, Kenilworth, CV8 2FD**  
Change of use from B1 to class B2 use FOR O Patton

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This application is being presented to Committee due to an objection from the Town Council having been received.

### **SUMMARY OF REPRESENTATIONS**

**Kenilworth Town Council:** Members OBJECT to the Change of Use on the following grounds:-

The proximity of the adjoining residential properties.

The possible effect on neighbours from emissions of noise and smells from this site.

**Neighbours:** Threadmaster Gauges Ltd object due to parking problems in this cul-de-sac, and precedent.

**Environmental Health:** no objection

### **RELEVANT POLICIES**

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

### **PLANNING HISTORY**

The industrial units forming this cul-de-sac were originally granted consent in 1982, when they were to be light industrial units.

### **KEY ISSUES**

#### **The Site and its Location**

The unit is one of 8 small units forming a cul-de-sac at the back of Princes Drive Industrial Estate. The units are all in use for various engineering purposes.

#### **Details of the Development**

The proposal is to change the use from the original light industrial (now B1 in the Uses Classes Order) to a general industrial use (a B2 use).

### **Assessment**

The unit, together with at least some of the other units, have been in use for general industrial purposes for a number of years and are separated from the houses on Crackley Hill by the long established industrial units. The back of the unit is some 75 m from the nearest house.

There have been no known problems related to the present uses, even if they are operating without planning permission in some cases, and the site visit did not show any unusual levels of noise or parking problems coming from any of the units, including the present vehicle repairs operation in this unit.

### **REASON FOR RECOMMENDATION**

The proposal is considered to comply with the policies listed above.

### **RECOMMENDATION**

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) and specification contained therein, submitted on 1st August 2005 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
- 3 No materials, plant or equipment of any description including skips or containers, shall be stacked, stored or deposited on any open area of the site. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

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