

Planning Statement for change of use from Community Space from Storage.

This planning application seeks planning consent for the change of use of 609-611 Stoney Stanton Road from Use as Community Space to Storage Area.

Previous planning application (FUL/2015/0373) it was proposed to use the premises as Restaurant and Community/Education Centre on ground floor, five residential units on first and second floor and associated parking and access, and (FUL/2018/0020) it was proposed to use the premises Internal and external alterations to provide four residential units at ground floor and extension to restaurant area. A further planning application was submitted to change from ground floor residential units to shops.

The use of community space and providing residential units on ground floor has not had any fruition, due to lack of interest from probable tenants and to the close proximity of the premises with a busy junction.

The application site at 609-611 Stoney Stanton Road comprises a vacant ground floor area on one side and existing restaurant on other side and flats above, which is located at the junction with Broad Street. The existing vacant floor area of the premises is 237 sqm.

The proposal is to use the premises for storing/warehouse facility for an online trading company which deals in home and textiles products. The facility does not require any parking facility on site as the staff would be employed locally or use the public transport. Products are ordered on line and they are prepared for collection by Royal mail for delivery.

The surrounding areas to the premises are all shops and business establishments. A brief sequential assessment has been carried out of the properties on Stoney Stanton Road starting from Broad Street Jetty and to Silverton Street.

The Assessment demonstrates that there are no suitable vacancies which could offer storage warehousing facility in the region of 250sqm in the vicinity of the proposed application site.