

Committee Update - HW/FUL/18/00064 - Enterprise House, Perry Road, Harlow

Description of Development

The description of the development within the Committee report is as follows:

Change of Use from B8 Storage and Distribution to Sui Generis (Gym Studio and Beauty Space)

The beauty use has been removed and it is considered that the other activities at the site i.e. the exercise classes provided would fall within the new Use Class E. It is therefore considered that the description of the development should be as follows:

Change of Use from B8 Storage and Distribution to Sui Generis (Use Class E and Storage and Distribution).

According to Planning Practice Guidance (PPG), where an application has been amended it is up to the local planning authority (LPA) to decide whether further publicity and consultation is necessary in the interests of fairness. In deciding what further steps may be required local planning authorities should consider whether, without re-consultation, any of those who were entitled to be consulted on the application would be deprived of the opportunity to make any representations that they may have wanted to make on the application as amended.

The proposed development would still relate to the change of use from B8 Storage to Distribution to a Sui Generis use, and its proposed use is considered to be more aligned with its previous and originally allocated use. Based on the PPG guidance, the LPA did not therefore consider it necessary to re-consult on the change to the description in this circumstance.

Condition 1

Condition 1 currently states the following:

No classes shall be undertaken on the site at any time before 9.30am Monday to Friday and between midday and 6pm on a Monday or between 11am and 6pm Tuesday to Friday. There shall be a 15 minute period between classes ending and beginning on Monday to Friday before 6pm. The number of external attendees (not including staff) at each class shall be limited to 15 people. A log of the number of attendees shall be kept for a minimum of 18 months and shall be made available for inspection upon request by the Local Planning Authority.

REASON: To ensure that the operation of the unit does not result in detrimental impacts to parking, the highway and to the adjacent employment units and the

Employment Area, in accordance with policies ER6 and T9 of the Adopted Replacement Harlow Local Plan.

The timings put forward in the condition were taken from the submitted Design & Access Statement, which has subsequently been amended to accommodate two classes between 9.30am to 11.30am Monday to Friday. The applicant has therefore requested that the timings within the condition be altered.

Revised Condition 1:

*No classes shall be undertaken on the site at any time **before 9.30am or between 11.30am to 6pm Monday to Friday**. There shall be a 15 minute period between classes ending and beginning on Monday to Friday before 6pm. The number of external attendees (not including staff) at each class shall be limited to 15 people. A log of the number of attendees shall be kept for a minimum of 18 months and shall be made available for inspection upon request by the Local Planning Authority.*

REASON: To ensure that the operation of the unit does not result in detrimental impacts to parking, the highway and to the adjacent employment units and the Employment Area, in accordance with policies ER6 and T9 of the Adopted Replacement Harlow Local Plan.

Taking into consideration the remainder of the condition which limits the class to 15 people (to reflect the number of car parking spaces available on site) and that there would be a 15 minute period between classes to prevent customers parking on-street, it is considered that the proposed timings would be acceptable.