

Unit 10 Marino Way,  
Finchampstead  
PLANNING STATEMENT



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# 1. Introduction

## 1.1 Introduction

This planning statement accompanies a detailed planning application for the change of use under a Full Application for Unit 10 Marino Way RG40 4RF.

## 1.2 Site Location and Application Description

The application proposes a change of use from General Industrial (Use Class B2) to Bakery and cafe (Use Class E) and installation of external extractor fans with flue and AOV rooflight.

This planning statement covers the site context, previous planning history, details of the proposed use, the proposed scale of development and access.

A full set of existing and proposed drawings accompanies this application.

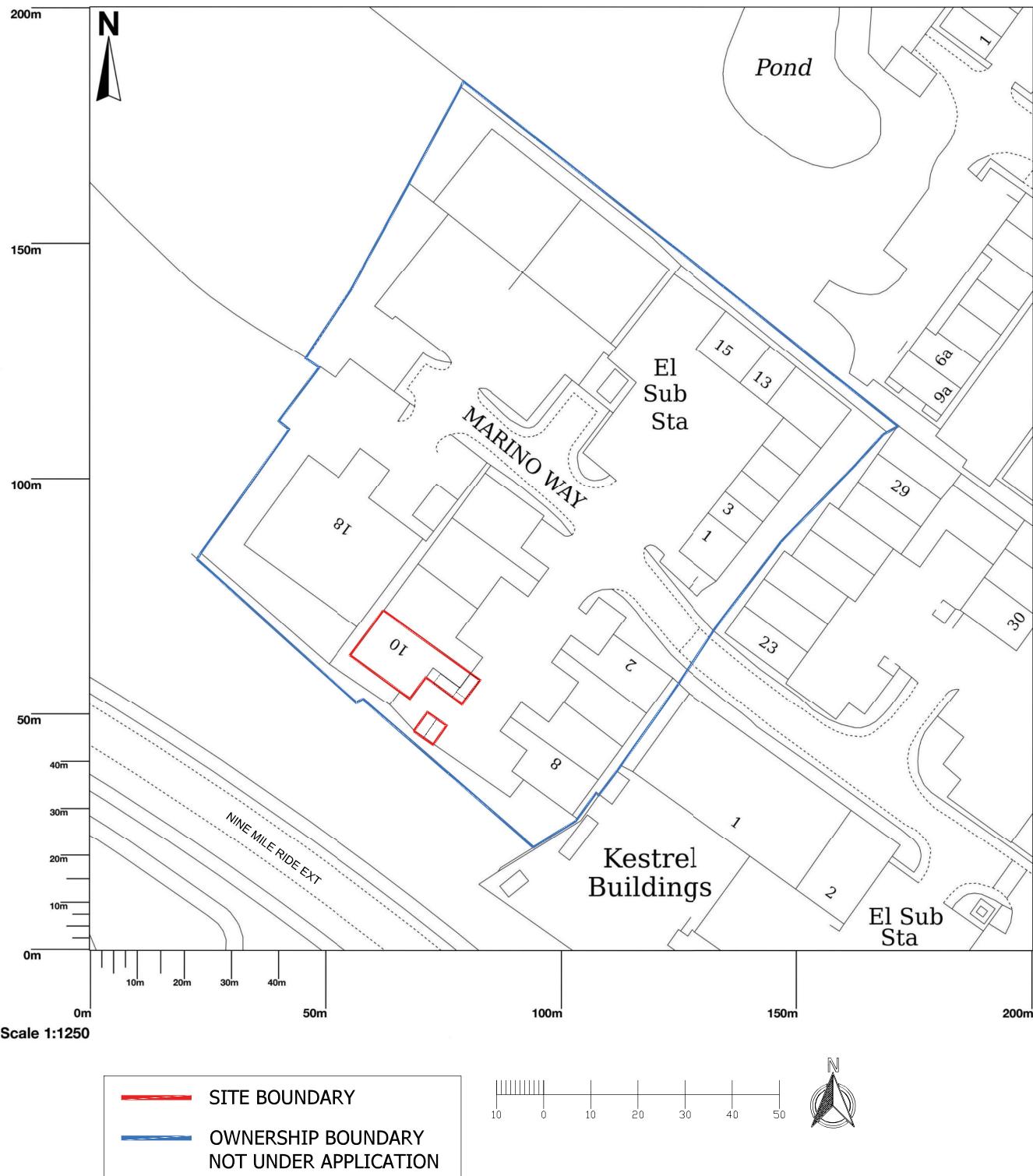


Figure 1. Site Location Plan

# 2. Design Proposal

## 2.1 Introduction

This planning statement accompanies a detailed planning application for the change of use under a Full Application for Unit 10 Marino Way RG40 4RF. The application proposes a change of use from General Industrial (Use Class B2) to Bakery and cafe (Use Class E) and installation of external extractor fans with flue and AOV rooflight.

This planning statement covers the site context, previous planning history, details of the proposed use, the proposed scale of development and access.

A full set of existing and proposed drawings accompanies this application.

## 2.2 Site Context

Unit 10 Marino Way lies within the Hogwood Industrial Estate. The site lies within a mixture of commercial and industrial units where the principal of the development is acceptable.

## 2.3 Proposed Use

The unit will be used for food preparation in a commercial bakery as identified on the submitted drawings to support the cafe on the corner of Duke's Ride and Ravenswood Avenue in Crowthorne. The use of the unit will also include a cafe with occasional workshops in the evenings.

## 2.4 Operating Hours

The commercial bakery will operate Monday to Sunday 04:00am until 17:00pm. The cafe will operate Monday to Sunday 09:00am to 17:00pm. There will be occasional evening classes infrequently throughout the year.

## 2.5 Movement and Deliveries

Deliveries to the site of ingredients will be weekly. The hours will be determined by the courier and the need due to demand from the bakery but would be within general working hours. It is anticipated that these deliveries should take no longer than 15 to 30 minutes.

Existing 2no. 1100 litre commercial bins for the unit are in place as well as 2no. 240 litre bins, located to the side/rear of the building. These bins are collected by a private refuse collection company.

## 2.6 Noise and Odours

The site lies within a commercial and industrial zone and so additional levels of noise applicable to the new use would be deemed acceptable, especially given the overall site already consists of a number of general industrial units.

The extractor fans will be positioned to the rear and side elevations of the unit. The extractor will be positioned a minimum of 900mm from the boundary. Further details of the extractor and flue can be found in the Extract Ventilation Statement and proposed drawings which accompany this application.

## 2.7 Scale of Development

Externally, the only changes to the unit will be the extractor fans with ducting located to the rear/side of the unit.

## 2.8 Access

The site is already easily accessible off Marino Way.



### 3. Planning Assessment

The existing use of the unit (B2) is covered under a condition of the original planning consent (ref:34679) under condition 16. Therefore full planning is required for the change of use of the unit to Class E.

As well as a change of use for the unit, there are external changes including the installation of extract fans and flues to the rear and side elevations and the change of part of one of the existing rooflights to an AOV to better serve the use of the unit as a bakery.

The proposed external flues will not pass the one metre maximum point above the highest part of the roof, and the unit is not based within a listed or designated area. The location of the flues are on the rear and side elevations which do not front a highway.

Unit 10 Marino Way is not within a residential area. The proposed extractor flue is in accordance with guidelines contained with EMAQ Guidance.

#### NPPF:

NPPF Paragraph 85 focuses on building a strong, competitive economy, directing planning policies and decisions to create conditions for business growth, investment, and adaptation, by supporting local needs, productivity, innovation, and addressing future challenges, emphasizing economic strength as a key aim alongside other planning goals. It's part of the NPPF's section on economic growth, encouraging a proactive approach to planning for business needs, productivity, and potential leadership in innovation.

#### **Wokingham Core Strategy Development Plan 2010:**

CP15- Employment Development

Development for business, industry or warehousing will be permitted,

including the expansion or intensification of existing employment uses

provided it is within one of the following Core Employment Areas:

- 1) Green Park Business Park, Reading;
- 2) Headley Road East, Woodley;
- 3) Hogwood Industrial Estate, Park Lane, Finchampstead;
- 4) Molly Millars Industrial Estate, Wokingham;
- 5) Ruscombe Business Park, Ruscombe;
- 6) Sutton's Industrial Estate, Earley;
- 7) Thames Valley Business Park, Earley;
- 8) Toutley Industrial Estate, Wokingham; or
- 9) Winnersh Triangle Business Park, Winnersh.

In principle, this change of use from B2 to E should be granted as this allows for the diversification of the use of this unit, as well as its now proposed use as a bakery and cafe, ensuring more opportunity for businesses to operate from this industrial estate.

Paragraph 85 of the NPPF and Policy CP15 of the Wokingham Core Strategy Development Plan further supports this change of use, supporting an appropriate mix of uses across the area, with significant weight placed on supporting economic growth and productivity.

These policies allow for the diversification of the use of this unit, ensuring more opportunity for businesses to operate from this industrial estate.

CP15 in the Wokingham Core Strategy Development Plan 2010, which encourages the expansion and intensification of employment uses in Core Employment Areas, specifically highlights the Hogwood Industrial Estate as a key site for employment development.

### **Transport:**

The proposed site is located on Hogwood Industrial Estate and therefore there are connections to local highways and roads already developed across the industrial estate.

located 0.3 miles of the site are 4 bus stops connecting the site to the surrounding area of Wokingham and Reading.

### **Conclusion:**

The site is contained within an existing commercial and industrial complex and so any changes associated with the change in use class and processes for that use would be deemed acceptable.

The application should therefore be approved without delay.

