

Unit 7, Millars Business Park Phase 2, Fishponds Close, Wokingam, RG41 2TZ
Proposed 72.5m2 Mezzanine Floor Installation and the Installation of 2 No. external Heat
Pump Inverters.
Planning, Design & Access Statement

Introduction

This planning application is submitted on behalf of 'Full Swing EMEA Limited', due to occupy this new build commercial unit - subject entering into a 5 year lease agreement.

Application Site

The application site comprises a newly completed industrial unit as approved under original planning consent 210705; described as '*Full application for the proposed erection of 2 no. industrial buildings (Use Class B2) comprising a total of 4 no. units together with associated infrastructure, parking and landscaping, following demolition of 2 no. existing industrial buildings.*'

Existing Use

The unit is currently unoccupied, being newly constructed and designated for mixed B8 & B2 use. Planning conditions limiting the use of the building are referred to below.

Proposed use

The proposal is to facilitate the storage, display and demonstration of indoor golf simulators, for sale and distribution solely to commercial indoor entertainment venue businesses. A maximum of four demonstration sessions would be held each day, with 1-2 visitors at each time, arriving strictly by appointment.

The premises will not be open to the public, with the golf simulators and associated products being demonstrated and sold to directly to existing and prospective indoor entertainment venue operators and golf clubs.

Product and promotional brochures relating to current 'Full Swing' operations in North America are appended to illustrate the nature of the occupants' business.

4 No. full time, and 1 part time staff shall be employed on site, involved in sales and marketing and the distribution of goods.

The premises will not be open to the public, instead visitors shall be strictly by appointment.

Opening hours shall be 0900 - 1700 Monday to Friday.

Amount

A 72.5m2 mezzanine floor is proposed.

The proposed mezzanine platform shall accommodate an additional 24.8m² of office space and a 20m² open plan viewing gallery with kitchenette facilities, with the remaining 28m² of floor area providing circulation and access.

2 No. heat pump inverters shall be sited adjacent to the rear wall of the unit – detailed below.

Floor Areas (GIA – m²)

The existing 1st floor GIA measures 49.16m² - comprising stair access / circulation space, and 33.3m² of office space.

The existing ground floor GIA measures 344.5m²

Total existing GIA; 393.7m²

Total proposed 1st floor; 121.66

Ground floor; 344.54

Total following mezzanine installation; 466.2m²

Relevant Planning Conditions

The following planning conditions were imposed to restrict the mix of uses and creation of additional floor space without requiring planning consent;

23. Additional Floorspace

No additional floorspace, including mezzanine floors, shall be constructed within the building/s hereby approved without prior written permission of the local planning authority.

Reason: To prevent an over-development of the site and to ensure adequate parking. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07

16. Mix of Uses (as amended by non-material amendment application 231839).

The B2 uses hereby permitted shall be limited to no more than 50% of the floorspace contained within Units 1-4 (as identified on the approved plans).

Reason: To encourage a mix of uses and to ensure adequate parking to serve the site. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy Policy CP6.

In context, 290m² of floor space would remain available for storage and distribution use (B8), representing 62% of the floor area, thus complying with Condition 16 of the original planning approval.

Air Conditioning and Heating Installation

Heating and ventilation of the proposed offices and demonstration area shall be provided by 2 No. external inverter units. A Mitsubishi MXZ-F 6F122VF split inverter and a Mitsubishi PUZ-M250YKA heat pump unit is proposed – siting adjacent to the rear wall of the building as shown on the accompanying proposed ground floor layout and block plans.

The units will be at least 20.5m distant from the rear of the adjacent residential property 1 Oaklands Drive, and operate at a Max. 69 dBA operating noise level to the split inverter providing heating and air conditioning unit, and 62 dBA to the Heat Pump unit.

Parking

The Unit includes 5 dedicated parking spaces labelled 30, 31, and 38-40, shown on the originally approved drawing 19137-C4P-AV-ZZ-DR-A-0500 revision P14 and accompanying block plan.

The vehicle parking bays include 1 No. accessible space, and 4 No. standard spaces, with 2 No. EV charge points. In addition, there are 4 No. covered ‘sheffield stands’ accommodating 8 bicycles to the front of the unit and space for a motorcycle adjacent to the bin store.

Parking provision was assessed by Mode Transport (Fishponds Close, Wokingham Transport Statement April 2021) suggesting an over provision of vehicle parking in comparison with Wokingham Councils’ adopted parking standards following a Car Parking Accumulation Assessment

This site is accessible by a range of sustainable modes of transport, including on foot, cycling and local bus services which can be accessed within an acceptable walking distance.

It is considered that the available parking provision is sufficient for the proposed use, which would not result in an increase in demand in comparison with the originally approved mixed B8 & B2 use.

Conclusion

The proposed mezzanine platform would retain the balance of B8 and B2 floor areas in accordance with the original planning approval and, given the scale, does not represent an intensification in use likely to result in increased vehicle trips beyond that planned for in conjunction with the original planning consent.