

PLANNING STATEMENT

168 - Unit 6 Pasadena Close, Hayes UB3 3NQ

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Temporary planning permission for five years for the change of use of Unit 6, Pasadena Trading Estate, Pasadena Close, Hayes from Storage and Distribution (Use Class B8) to a Small-scale Local Food Supermarket (Use Class E) with an Ancillary Hot Food Takeaway, together with associated external works including retention of the existing galvanised steel perimeter fencing and sliding gate (part-retrospective application).

1.0 EXECUTIVE SUMMARY

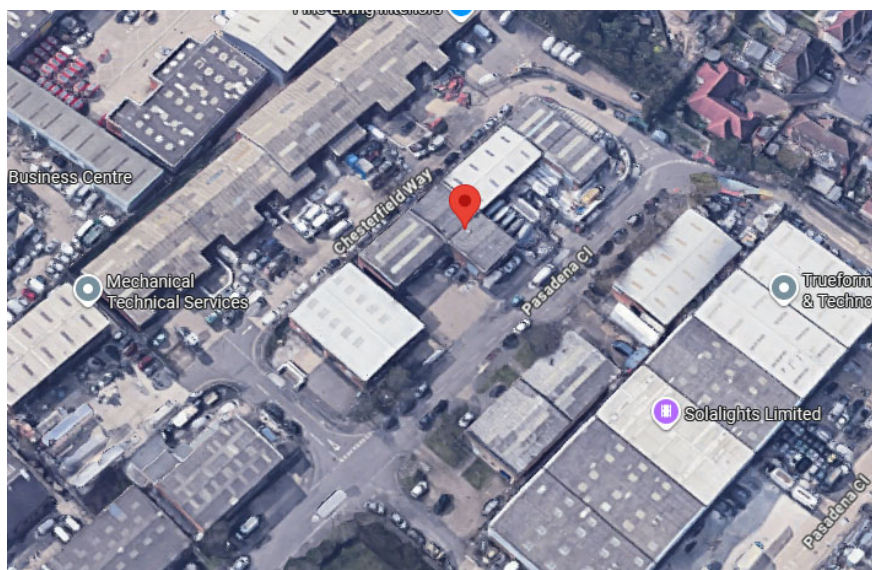
This statement supports: Temporary planning permission for five years for the change of use of Unit 6, Pasadena Trading Estate, Pasadena Close, Hayes from Storage and Distribution (Use Class B8) to a Small-scale Local Food Supermarket (Use Class E) with an Ancillary Hot Food Takeaway, together with associated external works including retention of the existing galvanised steel perimeter fencing and sliding gate (part-retrospective application). Salam Foods UK Ltd has occupied Unit 6 since May 2022 as a trade-only wholesale food supplier. The wholesale operation has experienced a significant reduction in trade due to changing market conditions. The proposal will diversify the business, retain active commercial occupation and create approximately 15 new jobs. The proposed change of use has not commenced. The existing fencing and sliding gate are already installed and their retention is sought.

2.0 INTRODUCTION

The application seeks a temporary five-year change of use. It also seeks retention of the existing galvanised steel perimeter fencing and sliding gate. The application is part-retrospective only in respect of those external works; the supermarket and ancillary takeaway use has not commenced.

3.0 SITE AND SURROUNDINGS

Unit 6 is within Pasadena Trading Estate and has approximately 283 m² of internal floorspace. Units 5 and 6 are under common ownership and management control and share 10 parking spaces and 1 loading / unloading bay. The site is currently enclosed by galvanised steel perimeter fencing with a sliding access gate. These works are already installed and their retention forms part of the application.



PLANNING STATEMENT

168 - Unit 6 Pasadena Close, Hayes UB3 3NQ

4.0 EXISTING BUSINESS

Salam Foods UK Ltd has operated from Unit 6 since May 2022 as a wholesale food supplier serving trade customers only. The wholesale operation has experienced a significant reduction in trade. The Applicant therefore seeks to diversify rather than vacate or materially underuse the premises.

5.0 PROPOSED DEVELOPMENT

Temporary planning permission for five years for the change of use of Unit 6, Pasadena Trading Estate, Pasadena Close, Hayes from Storage and Distribution (Use Class B8) to a Small-scale Local Food Supermarket (Use Class E) with an Ancillary Hot Food Takeaway, together with associated external works including retention of the existing galvanised steel perimeter fencing and sliding gate (part-retrospective application).

5.1 RETAIL AND ANCILLARY TAKEAWAY

The supermarket will sell groceries, fruit and vegetables, chilled and frozen foods, drinks, household essentials, fresh halal meat and specialist international food products. A dedicated ancillary hot food counter will provide kebabs, shawarma and hot food. The hot food element will remain subordinate to the supermarket.

5.2 EXISTING FENCING AND SLIDING GATE

The application seeks retention of the existing galvanised steel perimeter fencing and sliding gate currently installed at the site. These works are already in situ and are included on a retrospective basis. They provide security and controlled access and are compatible with the commercial character of Pasadena Trading Estate. No further substantive works are proposed, save for routine maintenance or repair.

5.3 TEMPORARY CONTAINERS

Temporary storage containers currently located on the site do not form part of the proposed development and planning permission is not sought for their permanent retention. They are temporary and are to be removed. The final plans should identify them consistently as existing temporary containers to be removed.

6.0 BUSINESS NEED AND EMPLOYMENT

The proposal represents diversification of an established business in response to reduced wholesale activity. Approximately 15 new jobs are expected across management, retail, customer service, food preparation, butchery, stock control and cleaning.

7.0 PLANNING POLICY AND SIL

The Applicant recognises the site's Strategic Industrial Location designation and does not present the proposal as being free from policy tension. Material considerations include the temporary five-year period, retention of the commercial building, no residential redevelopment, continued commercial occupation, diversification by an existing occupier and approximately 15 new jobs. Temporary permission provides a controlled and reversible planning position.

8.0 PARKING, ACCESS AND SERVICING

Units 5 and 6 share 10 parking spaces and 1 loading / unloading bay. The Applicant does not rely on 27 spaces. Existing access from Pasadena Close is retained. Deliveries will be restricted to 08:00–18:00 daily. The existing sliding gate will be managed during operational hours so that access is maintained and vehicles are not routinely caused to wait or queue on Pasadena Close.

PLANNING STATEMENT

168 - Unit 6 Pasadena Close, Hayes UB3 3NQ

9.0 PLANNING BALANCE

The temporary and reversible nature of the change of use, retention of the commercial building, approximately 15 new jobs, continued investment, managed parking and servicing, and retention of security works appropriate to a commercial site are material considerations supporting the proposal.

10.0 CONCLUSION

The application seeks: Temporary planning permission for five years for the change of use of Unit 6, Pasadena Trading Estate, Pasadena Close, Hayes from Storage and Distribution (Use Class B8) to a Small-scale Local Food Supermarket (Use Class E) with an Ancillary Hot Food Takeaway, together with associated external works including retention of the existing galvanised steel perimeter fencing and sliding gate (part-retrospective application). The change of use has not commenced. The part-retrospective element relates to the existing fencing and sliding gate. Temporary containers do not form part of the proposal and are to be removed. The Applicant respectfully requests temporary permission for five years.

SUPPLEMENTARY DETAILED PLANNING ASSESSMENT

1. PLANNING HISTORY AND RESPONSE TO EARLIER CONCERNS

The Applicant has carefully considered the matters raised during the earlier planning process, including the principle of retail use within a Strategic Industrial Location and the need for clearer information concerning parking, access, servicing and operational management.

The current submission is supported by a Planning Supporting Statement, Operational Management Plan, Parking and Access Statement and Business Justification Statement. The correct parking position is stated consistently as 10 shared spaces for Units 5 and 6 plus one loading / unloading bay. Delivery hours, vehicle types, loading arrangements, gate management and measures to avoid routine queuing on Pasadena Close are expressly addressed.

2. BUSINESS EVOLUTION AND NEED

The wholesale food market and customer purchasing behaviour have changed since Salam Foods UK Ltd commenced operating from Unit 6 in May 2022. The wholesale operation has experienced a significant reduction in trade and the wholesale-only model has become increasingly difficult to sustain at its previous level of activity.

The proposal is a diversification strategy intended to secure continued occupation and investment. The approximately 283 m² unit provides space for retail shelving, customer circulation, fresh meat sales, storage and an ancillary hot food counter. Approximately 15 new full-time and part-time jobs are expected.

3. STRATEGIC INDUSTRIAL LOCATION POLICY CONTEXT

The Applicant recognises that the site lies within a Strategic Industrial Location and that planning policy seeks to safeguard strategically important industrial and logistics capacity. The proposal is not presented as being free from policy tension.

The application asks the Local Planning Authority to weigh the specific material considerations of this case: the temporary five-year period; retention of the existing commercial building; no residential redevelopment; continued active commercial occupation; diversification by the existing occupier; approximately 15 new jobs; and the ability to review the use at the end of the temporary period.

3.1 POLICY SEA1 – STRATEGIC INDUSTRIAL / EMPLOYMENT LAND

The objective of safeguarding strategic employment land is acknowledged. The proposed temporary change from B8 to Class E must therefore be considered carefully.

PLANNING STATEMENT

168 - Unit 6 Pasadena Close, Hayes UB3 3NQ

The proposal does not demolish the commercial building, redevelop the site for housing or physically remove the unit. The established occupier will remain and the site will continue to generate employment and economic activity.

The five-year temporary period is central to the planning case. It allows the Council to assess the operation before any future permanent permission is considered.

3.2 POLICY DME1 – EMPLOYMENT USES

The proposal will not remove employment activity from the site. It is expected to create approximately 15 new jobs and support the continued operation of an existing business.

Although the use class will change for the temporary period, the premises will remain in active commercial use and continue contributing to the local economy.

3.3 LONDON PLAN POLICY E5 – STRATEGIC INDUSTRIAL LOCATIONS

The strategic purpose of SILs is fully recognised and retail is not ordinarily the primary purpose of SIL land. The Applicant therefore relies on the particular and temporary circumstances of this proposal rather than suggesting that the SIL designation is irrelevant.

Material distinctions include the absence of residential development, retention of the commercial building, continued employment-generating activity, diversification by the existing occupier and the five-year temporary permission sought.

A temporary permission would provide a proportionate mechanism allowing the business model to be tested while preserving the Council's ability to review the use.

4. PARKING, ACCESS AND SERVICING

Units 5 and 6 share 10 on-site parking spaces and one loading / unloading bay. No parking space is proposed to be removed and the Applicant does not rely upon 27 spaces.

Vehicular access will continue from Pasadena Close. During operational hours the existing sliding gate will be managed to maintain access and will not be operated in a manner that routinely causes vehicles to wait or queue on Pasadena Close.

Customer visits are expected to be relatively short. Approximately 15 new jobs does not mean all staff will be present or travel by private car at the same time. Working patterns will be staggered and sustainable travel encouraged where practicable.

Deliveries will be restricted to 08:00–18:00 daily and will principally use vans, refrigerated vans, small commercial vehicles and medium goods vehicles. Routine loading from the public highway is not proposed.

5. ECONOMIC AND COMMUNITY BENEFITS

The proposal is expected to create approximately 15 new employment opportunities, support continued investment by an established business, retain active commercial occupation and improve access to groceries, fresh halal meat and specialist international food products.

The proposal reuses the existing commercial building without demolition or residential redevelopment.

PLANNING STATEMENT

168 - Unit 6 Pasadena Close, Hayes UB3 3NQ

6. OVERALL PLANNING BALANCE

The key planning issue is the temporary Class E use within a Strategic Industrial Location. The Applicant acknowledges the policy tension and does not seek to disguise it.

In favour of the proposal are the temporary and reviewable five-year period; retention of the commercial building; continued commercial occupation; diversification by the established occupier; approximately 15 new jobs; continued investment; defined parking and servicing management; and transparent inclusion of the existing fencing and sliding gate.

The temporary permission provides planning control and reversibility. Taken together, the Applicant respectfully considers that the material considerations provide a reasonable and proportionate basis for temporary permission.

7. FINAL CLARIFICATION AND CONCLUSION

The proposed supermarket and ancillary takeaway use has not commenced. The application is part-retrospective only in respect of the existing galvanised steel perimeter fencing and sliding gate. Temporary containers do not form part of the proposal and are to be removed.

The Applicant respectfully requests temporary planning permission for five years.



Current Front elevation of Unit 5/ 189 and unit 6 /168, showing galvanised steel perimeter fencing and sliding gate are currently installed on site. The application seeks retrospective consent for the retention of these security measures.

PLANNING STATEMENT

168 - Unit 6 Pasadena Close, Hayes UB3 3NQ



View along Pasadena Close showing neighbouring commercial units and road access.



View along Pasadena Close showing unit 6 / 168 and road access