

Application No. 18/00405/COU
17-19 The Parade, Oadby, Leicestershire, LE2 5BB

Applicant/Agent's Representations - Mr R Chan

As you will know, Tony Boswell the Case Officer, considered the Applicant's application for change of use and he recommended that on balance the application for change of use was acceptable.

In coming to his recommendation, he considered, what Councillor Carter now calls the "Pros and Cons" of the application.

In coming to his recommendation, the Case Officer, considered 3 very important factors, which were:

- (a)** That the change of use would not have a detrimental impact upon the Vitality and Viability of Oadby District Centre or upon neighbouring first floor issues.
- (b)** That access and parking arrangements would not have a detrimental impact on neighbouring retailers.
- (c)** That the opening hours were acceptable.

In recommending the change of use he concluded "on balance the application was acceptable".

We now submit on behalf of the Applicant, that there are 10 factors which underpinned the Case Officer's recommendation for change of use:

- (i)** There is clear evidence that the Applicant's business, Clarendon is a respected and professional business.
- (ii)** That the Applicant has a thriving business.
- (iii)** That a laundrette in the area will create future employment, which can only be a valuable benefit to the local community.
- (iv)** That the Laundrette will bring diversity to the Parade.
- (v)** That the Laundrette will fill a vacant unit, which has been empty for a year.
- (vi)** That the Laundrette will bring added benefits to other businesses on the parade. Those using the Laundrette will no doubt take advantage of other units whilst waiting for their washing. A cup of coffee from Chestnut's I understand is a delight.
- (vii)** The Laundrette will provide a valuable service to the local community and commercial businesses.
- (viii)** That the appearance of the Laundrette will be aesthetically pleasing and in-keeping with other units and in some cases will be far more pleasing on the eye. It will have glazing frontage.
- (ix)** Having the Unit occupied will enhance the look and feel of the area. It will in the words of Mary Porter a government retail expert, "Breathe economic and community life back in the High Street and Town Centres, bustling with people, services and jobs".
- (x)** All in all, we say that the change of use should be granted as it is plain that its benefits far outweigh its disadvantages.