

Item: 8

DC/21/1471/VOC

Variation of Conditions 4 and 22 of DC/15/4908/FUL-
Erection of new headquarters building for vehicle hire
operator comprising workshop, offices, associated
parking, drainage infrastructure and landscaping to allow
for the hire, storage, workshop and sales of vehicles and
machinery (revised scheme to DC/15/2107/FUL and
DC/14/4251/FUL) - Variation to operating hours.

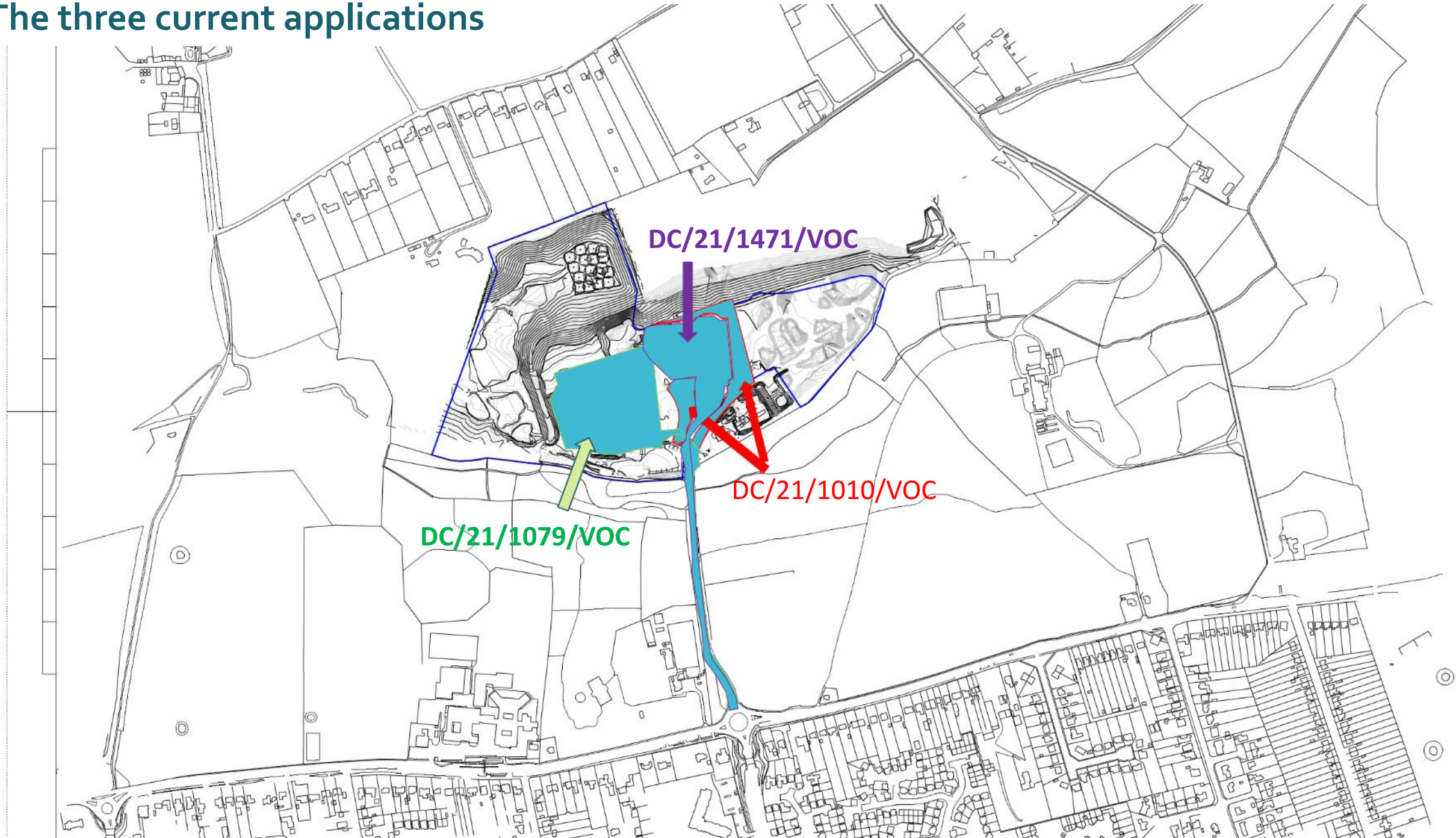
Kesgrave Quarry, Main Road, Kesgrave, Suffolk



Site Location Plan



The three current applications



Aerial Photograph -2020



CEMEX Woodbridge
Concrete Plant

Tru7
Truck dealer

Google

Existing Condition 4


“The working hours in connection with the use/building[s] hereby permitted, shall not be other than between **7am and 7:30pm Monday to Friday and between 7am and 1pm on Saturdays**; and no work shall be carried out on Sundays, or Bank Holidays, or outside the specified hours, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity and the protection of the local environment.”

Proposed Condition 4

“The working hours in connection with the use/building[s] hereby permitted, shall not be other than between **6am and 7:30pm Monday to Saturday**; and no work shall be carried out on Sundays, or Bank Holidays, or outside the specified hours, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity and the protection of the local environment.”



Existing Condition 22

“Any ventilation, air conditioning or similar plant/equipment shall only be switched on between **7am to 7:30pm Monday to Friday, or between 7am and 1pm on Saturdays**. They shall be switched off at all other times including overnight, and on Sundays and Bank Holidays, when the site is not operational, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and protection of the local environment.

Proposed Condition 22


“Any ventilation, air conditioning or similar plant/equipment shall only be switched on between **6am to 7:30pm Monday to Saturday**. They shall be switched off at all other times including overnight, and on Sundays and Bank Holidays, when the site is not operational, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and protection of the local environment.”





Material Planning Considerations and Key Issues

- Extant Planning Permissions and other neighbouring uses
 - Residential Amenity
 - Economic Considerations
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- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide.

Recommendatio

Delegate to the Head of Planning Services and Coastal Management for Approval subject to no additional material planning considerations being raised during the consultation period, and subject to the conditions detailed in the report and summarised below

- 2) Drawings/Plans
- 3) Materials and finishes
- 4) Use of the building and site as a dept office, vehicular workshop and ancillary functions for the supply, hire and sale of plant and equipment, Heavy machinery, diggers and vans etc
- 5) Working hours (to be varied as per this application)**
- 6) All machinery and vehicle repairs to only take place within the buildings (As per DC/19/2666/FUL)
- 7) Provision and retention of parking/turning areas
- 8) Implementation of surface water strategy
- 9) Water from roofs
- 10) Surface drainage from loading and storage areas
- 11) Cleaning and washing in designated areas only
- 12) Separator system within surface water drainage system
- 13) Drainage in fuelling area
- 14) Land contamination verification report
- 15) Long term monitoring and maintenance of contamination
- 16) Unexpected contamination
- 17) Waste management plan
- 18) Implementation of landscaping
- 19) Implementation of ecological mitigation measures

(As per Pages 143 – 148 of the report within the Agenda Pack)



Western side of wider site			Middle of wider site		Location of existing HQ building and its immediate parking/turning area	
Application / Planning Permission	DC/19/2666/FUL - "Construction of 2 No. new buildings and use of land for vehicle and plant hire operator(s) comprising offices, workshops, associated parking, drainage infrastructure etc to allow for the hire, storage, sale, maintenance and servicing of vehicles, plant, machinery and equipment"	Current Scheme DC/21/1079/VOC Seeks to vary conditions 6, 7, 8 and 10 of DC/19/2666/FUL	DC/15/5055/FUL – permitted for parking and turning associated with HQ building to the east. Granted 8 Feb 2016	Current Scheme DC/21/1010/VOC. Seeks to vary condition 3 on DC/15/5055/FUL	DC/15/4908/FUL Revised scheme to DC/14/4251/FUL and DC/15/2107/FUL	Current Scheme DC/21/1471/VOC - "Variation of Conditions 4 and 22 of DC/15/4908/FUL- Erection of new headquarters building for vehicle hire operator comprising workshop, offices, associated parking, drainage infrastructure and landscaping to allow for the hire, storage, workshop and sales of vehicles and machinery (revised scheme to DC/15/2107/FUL and DC/14/4251/FUL) - Variation to operating hours."
Working hours	Condition 6 "The working hours in connection with the use/buildings hereby permitted, shall not be other than between 7am and 7:30pm Monday to Friday and between 7am and 1pm on Saturdays ; and no work shall be carried out on Sundays, or Bank Holidays, or outside the specified hours, unless otherwise agreed by the local planning authority. Reason: In the interests of amenity and the protection of the local environment."	Condition 6 "The working hours in connection with the use/buildings hereby permitted, shall not be other than between 6am and 7:30pm Monday to Saturday ; and no work shall be carried out on Sundays, bank holidays, or outside the specified hours, unless otherwise agreed by the local planning authority."	Condition 3 - "No activities or HGV movements shall be carried out on the site other than between the hours of 7am and 7:30pm Monday to Friday and between 7am and 1pm on Saturdays ; and no work shall be carried out on Sundays, or Bank Holidays, or outside the specified hours, unless otherwise agreed in writing by the local planning authority. Reason: In the interests of amenity and the protection of the local environment."	Seeks - "No more than 12 Heavy Good Vehicle (HGV) movements shall take place on Monday to Friday during the hours of 5:30am and 6:00am or between 5:30am to 6:00 am on Saturdays (a maximum of 12 movements each day), unless otherwise agreed by the Local Planning Authority. Between 6am and the close of the HGV working hours , there is no restriction on the maximum number of HGV movements that can take place."	Condition 4 "The working hours in connection with the use/building[s] hereby permitted, shall not be other than between 7am and 7:30pm Monday to Friday and between 7am and 1pm on Saturdays ; and no work shall be carried out on Sundays, or Bank Holidays, or outside the specified hours, unless otherwise agreed in writing by the local planning authority. Reason: In the interests of amenity and the protection of the local environment."	Change condition 4 to read: "The working hours in connection with the use/building[s] hereby permitted, shall not be other than between 6am and 7:30pm Monday to Saturday ; and no work shall be carried out on Sundays, or Bank Holidays, or outside the specified hours, unless otherwise agreed in writing by the local planning authority. Reason: In the interests of amenity and the protection of the local environment."
Abnormal HGV Movement hours and numbers	Condition 7 " No more than 12 Heavy Good Vehicle (HGV) movements shall take place on Monday to Friday during the hours of 5:30am and 7:00am or between 6:00am to 7:00 am on Saturdays (a maximum of 12 movements each day) , unless otherwise agreed by the Local Planning Authority. Between 7am and the close of the HGV working hours set out condition 8, there is no restriction on the maximum number of HGV movements that can take place."	Condition 7 " No more than 12 Heavy Goods Vehicle (HGV) movements shall take place on Monday to Saturday during the hours of 5:30 am and 6am (a maximum of 12 movements each day) , unless otherwise agreed by the Local Planning Authority. Between 6am and the close of the HGV working hours set out on condition 8, there is no restriction on the maximum number of HGV movements that can take place."	No conditions allowing for limited HGV movements outside working hours.	No conditions allowing for limited HGV movements outside working hours.	No conditions allowing for limited HGV movements outside working hours.	No conditions allowing for limited HGV movements outside working hours.
Main HGV working hours	Condition 8 "Heavy Good Vehicle (HGV) movements shall only take place between the hours of 5:30am and 7:30pm Monday to Friday, and between 6:00am and 1:00pm on Saturdays, with no HGV movements on Sundays or Bank Holidays (subject to the numbers restriction during early mornings outlined in condition 7), unless otherwise agreed by the Local Planning Authority. Reason: In the interests of residential amenity"	Condition 8 "Heavy Goods Vehicle (HGV) movements shall only take place between the hours of 5:30 am and 7:30 pm Monday to Saturday, with no HGV movements on Sundays or Bank Holidays (subject to the numbers restriction during early mornings outlined in condition 7), unless otherwise agreed by the Local Planning Authority."	Condition 3 No activities or HGV movements shall be carried out on the site other than between the hours of 7am and 7:30pm Monday to Friday and between 7am and 1pm on Saturdays ; and no work shall be carried out on Sundays, or Bank Holidays, or outside the specified hours, unless otherwise agreed in writing by the local planning authority. Reason: In the interests of amenity and the protection of the local environment."	As per condition, two rows above Seeks - " No more than 12 Heavy Good Vehicle (HGV) movements shall take place on Monday to Friday during the hours of 5:30am and 6:00am or between 5:30am to 6:00 am on Saturdays (a maximum of 12 movements each day), unless otherwise agreed by the Local Planning Authority. Between 6am and the close of the HGV working hours , there is no restriction on the maximum number of HGV movements that can take place."	No condition specifically relating to HGV movements	No condition specifically relating to HGV movements
Ventilation and similar equipment	Condition 10 "Any ventilation, air conditioning or similar plant/equipment shall only be switched on between 7am to 7:30pm Monday to Friday, or between 7am and 1pm on Saturdays . They shall be switched off at all other times including overnight, and on Sundays and Bank Holidays, when the site is not operational, unless otherwise agreed by the Local Planning Authority. Reason: In the interests of residential amenity and protection	Condition 10 "Any ventilation, air conditioning or similar plant/equipment shall only be switched on between 6 am and 7:30 pm Monday to Saturday . They shall be switched off at all other times including overnight, and on Sundays and Bank Holidays, when the site is not operational, unless otherwise agreed by the Local Planning Authority."	No conditions limiting Ventilation and similar equipment	As per existing, No conditions limiting Ventilation and similar equipment	Condition 22 "Any ventilation, air conditioning or similar plant/equipment shall only be switched on between 7am to 7:30pm Monday to Friday, or between 7am and 1pm on Saturdays. They shall be switched off at all other times including overnight, and on Sundays and Bank Holidays , when the site is not operational, unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interests of residential amenity	Change condition 22 to read: "Any ventilation, air conditioning or similar plant/equipment shall only be switched on between 6am to 7:30pm Monday to Saturday . They shall be switched off at all other times including overnight, and on Sundays and Bank Holidays, when the site is not operational, unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interests of residential amenity