

Item: 7

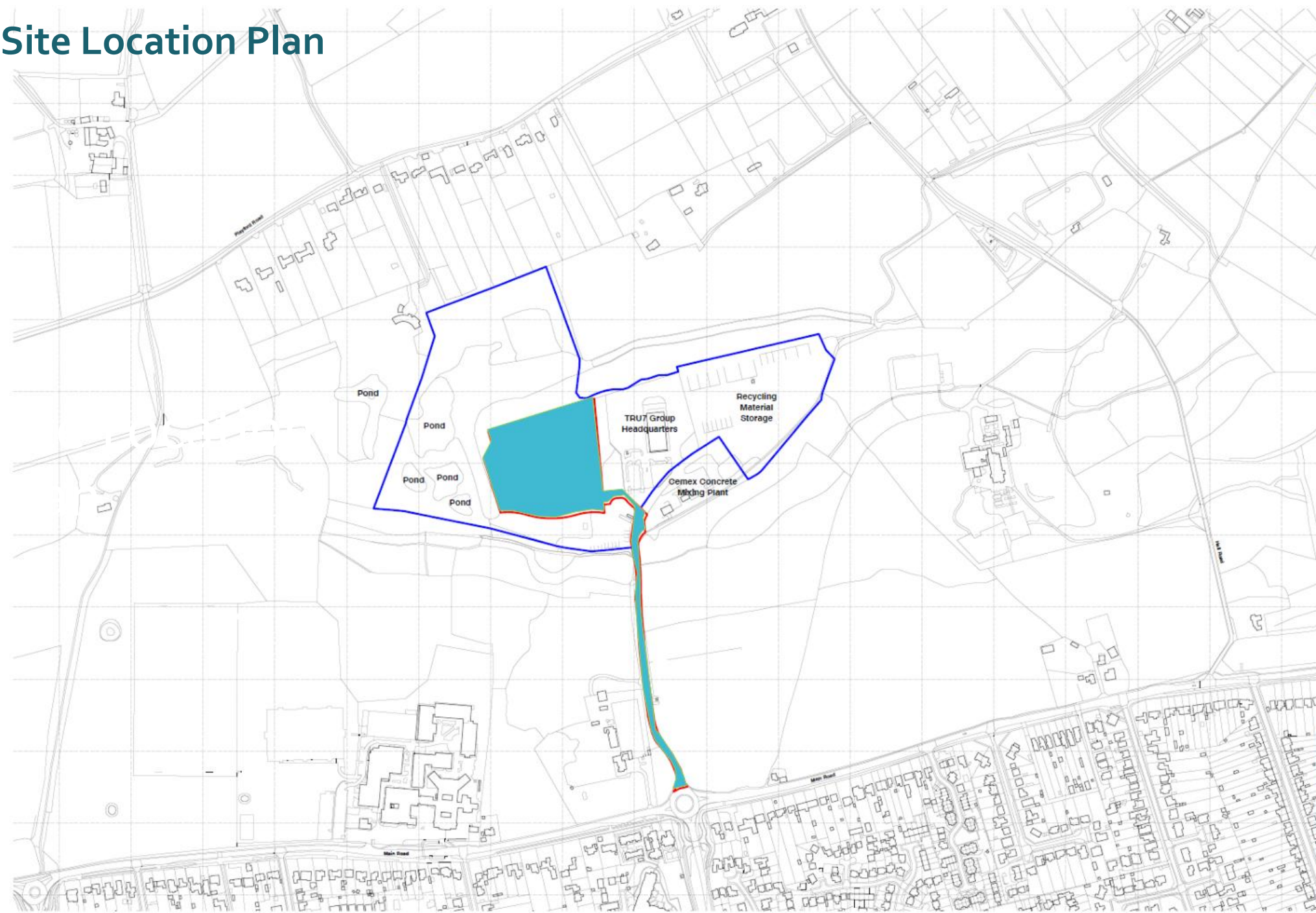
DC/21/1079/VOC

Variation of Conditions 6, 7, 8 & 10 of 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. -
Variation to operating hours.

Kesgrave Quarry, Main Road, Kesgrave, Suffolk



Site Location Plan



SCHEDULE

- Area within the blue line is land under the control of the owner
- Area within the red line is subject to the detailed planning application

Application Site
2.12 Hectares/5.23 Acres
Access Road
0.99 Hectares/2.46 Acres

REV P4 PLANNING ISSUE 24.06.19
REV P3 PRELIMINARY ISSUE 07.02.19
REV P2 PRELIMINARY ISSUE 26.02.19
REV P1 PRELIMINARY ISSUE 20.04.18

PROPOSED
Development
Sinks Pit, Main Road
Kesgrave
IP5 2PE
for TRU7 GROUP

SCALE 1:2500@A1 DATE Apr. 2018
DRAWN 1:5000@A3 CONSULTING

David Clarke & Associates

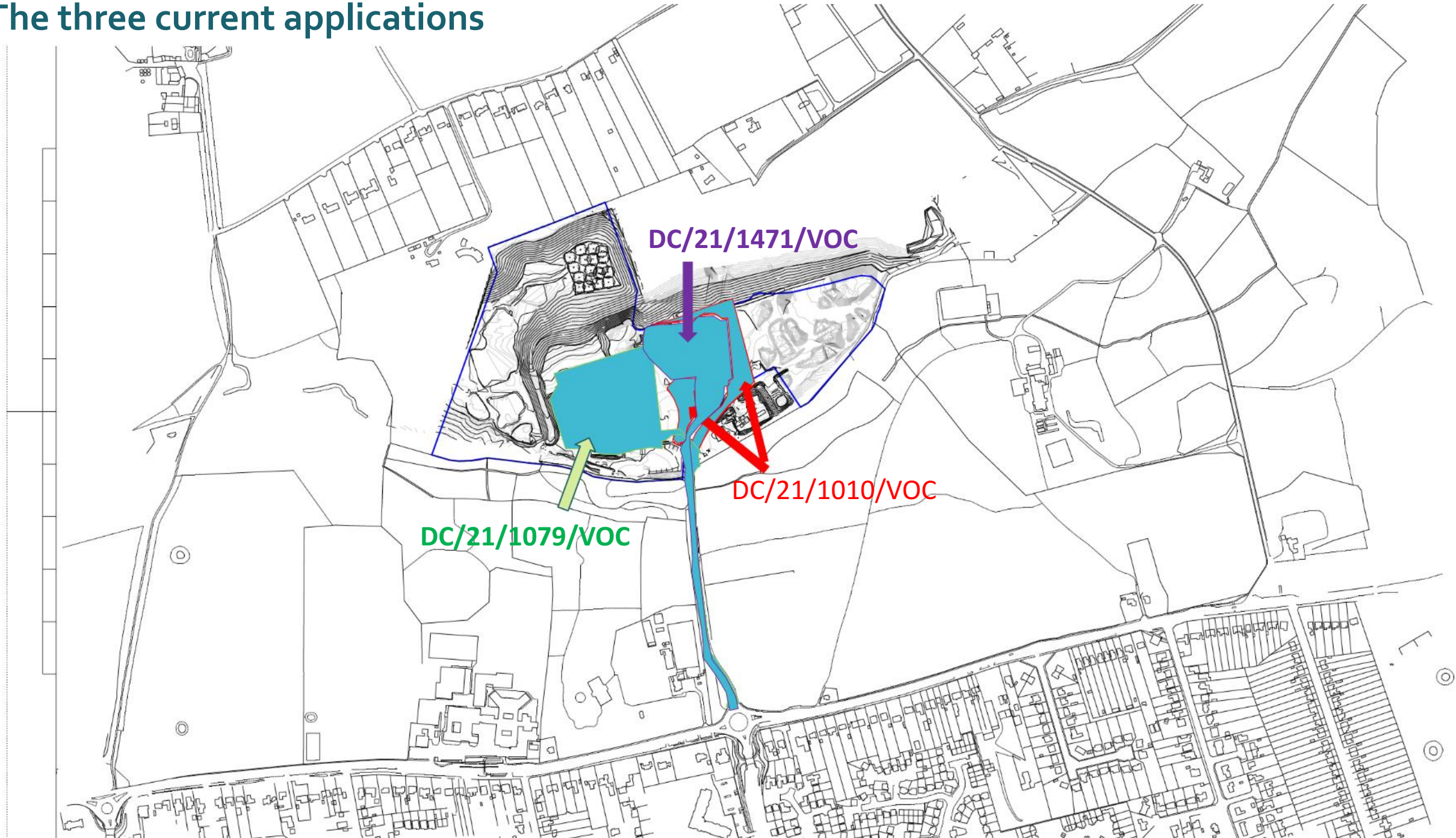
TURNPIKE HOUSE
TURNPIKE LANE
IP10 9JL
Tel: 01473 715888
Email: info@dcac.co.uk



PLANNING APPLICATION

4578-SLP1 P4

The three current applications



Aerial Photograph -2020



Sign in



CEMEX Woodbridge
Concrete Plant

Tru7
Truck dealer

Google

Existing 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."

Proposed 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.

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



Existing 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."

Proposed 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."


Existing 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"

Proposed 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."



Existing 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 of the local environment."

Proposed 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.

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




B

15/07/19 16:04 21.19571° N, 72.8084° E



Material Planning Considerations and Key Issues

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

Recommendation

Approve subject to the conditions detailed in the report, as summarised below:

- 1) Standard time limit of 3 years from original consent (DC/19/2666/FUL)
- 2) Drawings/Plans (As per DC/19/2666/FUL)
- 3) Materials and finishes (As per DC/19/2666/FUL)
- 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 (As per DC/19/2666/FUL)
- 5) All machinery and vehicle repairs to only take place within the buildings (As per DC/19/2666/FUL)
- 6) **Working hours (Proposed to be varied as proposed in this application).**
- 7) **HGV movement limitations in the mornings (Proposed to be varied as proposed in this application).**
- 8) **General HGV hours (Proposed to be varied as proposed in this application).**
- 9) Installation of air condition, refrigeration and similar equipment (As per DC/19/2666/FUL)
- 10) **Ventilation, air condition etc hours (Proposed to be varied as proposed in this application).**
- 11) Areas to be used for parking/turning/loading (As per DC/19/2666/FUL)
- 12) Details of cycle storage (As per DC/19/2666/FUL)
- 13) Scheme of landscaping works (As per DC/19/2666/FUL)
- 14) Implementation of landscaping works (As per DC/19/2666/FUL)
- 15) Implementation of ecological mitigation measures (As per DC/19/2666/FUL)
- 16) External lighting scheme for construction phase (As per DC/19/2666/FUL)
- 17) External lighting for in use phase (As per DC/19/2666/FUL)
- 18) Submission of disposal of surface water strategy (As per DC/19/2666/FUL)
- 19) Implementation of disposal of surface water strategy (As per DC/19/2666/FUL)
- 20) Submission of SUDs for register (As per DC/19/2666/FUL)
- 21) Construction Surface Water Management Plan (As per DC/19/2666/FUL)
- 22) Infiltration of surface water (As per DC/19/2666/FUL)
- 23) Land Contamination Remediation Strategy (As per DC/19/2666/FUL)
- 24) [Link to proposed layout](#) verification of land contamination remediation (As per DC/19/2666/FUL)
- 25) Unexpected Contamination (As per DC/19/2666/FUL)

(As detailed in full on pages 100 - 105 of the report in the Agenda Document 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