

AGENDA ITEM 10: Deferred Applications

Item. 10a & 10b

Location: Rory J Holbrook, Roudham Road, Roudham/Larling

Proposal: New office building, relocation of informal vehicle parking, and removal of existing portacabin office building.

Erection of 6 workshops for use as repair, servicing and maintenance of haulage fleet and landscaping following demolition of existing workshop/depot (hangar).

REFERENCE: 3PL/2022/0013/F & 3PL/2022/0014/F

Applicant: Mr Rory Holbrook

Author: Barbara Greengrass

ADDITIONAL REPRESENTATIONS

Roudham & Larling Parish Council have made further representations on both applications, making the following comments;

1. Hours of Operation - The stated hours of operation for the proposed office building application are Monday to Friday 06:30-18:30, and Saturday 08:00-12:00, and for the industrial units, application Monday to Friday 05:30-20:30. We feel strongly that comparable hours of operation should be agreed for the whole site and as per office hours in the interest of noise and light pollution and nuisance for nearby residents. There are properties close to and behind the site.
2. Flood Risk/Run off on site and impact on neighbouring properties - the site and neighbouring bungalows have been subject to flooding in past and a condition should be that flood risk mitigation measures **MUST** be agreed and approved as part of this application. Roudham Road is low lying and risk of flooding needs to be given careful attention.
3. Highways - we are concerned about the level of HGV traffic from this site and Roudham Road Industrial Estate in general. The roads are in poor condition, require regular repair and there are no footpaths for properties in Roudham Road and towards Harling Road or for local walkers, cyclists and horse riders. Any significant increase in traffic from the site needs to be controlled and regard for local roads taken into account.

OFFICER COMMENTS

Hours of operation – this is covered in the officer report for the workshops (para 7.2). Environmental Health have raised no objections and have not requested any conditions limiting hours of operation. The use is an existing business, within the confines of a wider industrial area.

Flood risk/run off – this is covered in the officer reports. A condition will require full details but the applicant proposes to install attenuation measures and discharge to the existing positive drainage system to provide a betterment. The detailed submission is considered to be adequately dealt with by condition.

Highways- highways have raised no objection to both applications and the applicant advises that vehicular movements of HGVs to the site will remain as at present so no additional impact on local roads will occur as these are replacement facilities.

RECOMMENDATION

The applications remain recommended for Approval, subject to the conditions listed.