

DESIGN AND ACCESS STATEMENT

PROPOSED CHANGE OF USE OF PART OF AGRICULTURAL BARN TO AGRICULTURAL VEHICLE REPAIR WORKSHOP

**MANOR FIELD
THORPE ROAD
TENDRING
CO16 9AP**

FOR: EMPIRE TUNING

SITE:

The site comprises a recently constructed building in Manor Field, Tendring, including the access drive from Thorpe Road.

The existing building (approved as part of Planning Consent 19/00078/FUL) will be divided into two parts and a hard-standing formed for the parking of vehicles.

The overall dimensions of the building are 23 x 12.5 metres (287.5 sq metres). The site area, including the access drive, is 0.24 hectares.

PROPOSALS:

The intention is to erect a partition across the middle of the building and form a workshop in the southern end. The remainder of the building (to the north) would be retained for agricultural purposes.

The applicant, Empire Tuning, is based at Moorside Business Park in Colchester.

The converted building, if approved, would be used for carrying out agricultural vehicle repairs for local farmers.

It is intended as a low-key operation, with two members of staff working on site.

Business hours would be 8.30am to 6.00pm, Mondays to Fridays, and 8.30am to 4.00pm Saturday.

Vehicle movements would comprise staff arriving in the morning and leaving in the evening, and in the region of 2 or 3 customer per day visiting the site (although not stopping).

A hardstanding area around the building will accommodate 6 car parking spaces and turning area. There would, therefore, be no need for 'on street' parking in Thorpe Road.

Equipment to be used would include a lifting ramp and a dynamometer – noise impact would, generally, be minimal and intermittent. The workshop conversion will incorporate sound-proofing and the building is 200 metres from the road.

There are no dwellings in the immediate area (apart from some on the north site of Thorpe Road, well in excess of 200 metres).

The workshop would also be located behind the area for agricultural use and a bund formed as part of the previous Planning permission.

Any fumes from equipment to be used in the workshop would be extracted by mechanical means and flues. Details of this, by a specialist company, will be provided prior to commencement of the conversion. Presumably, this can be covered by a Condition on the Planning consent, if successful, as details of an extraction system are not presently available.

ADDITIONAL INFORMATION:

If the proposal is successful, the remainder of the site (the access track, the other barn, recently planted landscaping and fencing) will be retained as originally shown.

The original approval for the buildings at Manor Field included an improved vehicular entrance from Thorpe Road with 2.4 x 215 metre visibility splays in both directions.

The site is not located within a Flood Risk Zone, a Conservation Area or Area of Outstanding Natural Beauty. There are several established trees on and around the site (together with recently planted trees within the site) but, as the proposal does not involve additional building works an Arboricultural Impact Assessment has not been provided.

DESIGN AND ACCESS STATEMENT PREPARED BY:

***CHRIS MORRIS DESIGN LTD
BENTLEY HOUSE
FORGE LANE
GREAT BENTLEY
COLCHESTER
CO7 8GD***

JANUARY 2021