

Our Ref: 19.019

Your Ref: 18.00114

Planning Department
Tendring District Council
Town Hall
Station Road
Clacton-on-Sea
Essex, CO15 1SE



Dear Sir, Madam,

21st February 2024

**Commercial Units at Tenpenny Farm, Alresford.
Planning Condition Variation Application 18/00114.**

Planning application 18/00114 was approved on the 17th of August 2018 for the following development:

Change of Use of Existing Equestrian Buildings to use Class B1.

The application was followed by two subsequent revision and discharge submissions under references 19/00076 and 20/00237.

Condition 07 of the approved host planning permission limits the working hours of the use and the buildings, it states:

The working hours in connection with the use hereby permission shall only be between 08:00am and 18:00pm Monday to Friday, and between 08:00am and 13:00pm on Saturdays, no work shall be carried out on Sundays or Public Holidays, or outside the specified hours.

This submission requests a variation in the specified hours. The proposed occupier Pro Gym Solutions are a supplier of high end gym equipment. They specialise in the assembling of the associated machines and the repair and servicing of machines which is carried out on site within the gym setting.

Pro Gym Solutions seeks to occupy the subject site. In order to maintain current service levels they would require their 15 employees to be able to meet and plan the day's tasks at 7am, whilst allowing slightly longer working on a Saturday so that they are able to keep up with current demand.

It is requested that the District Council considers a revised planning condition in the following format.

The working hours in connection with the use hereby permission shall only be between 07:00am and 19:00pm Monday to Friday, and between 08:00am and 15:00pm on Saturdays, no work shall be carried out on Sundays or Public Holidays, or outside the specified hours.

It is submitted that such an alteration in hours is modest in respect of the premises, the wider location and the physical impact and change that could occur. This is submitted in the knowledge that the subject premises achieve a 50-60metre separation to the nearest residential receptors and due to the

nature of the subject premises and the high end equipment involved the operational working will be contained within the buildings. In noting this layout the applicant is mindful of the Alresford Business Centre which fronts the B1027 and exists side by side with the residential properties whilst housing heavier commercial operations.

In planning policy terms the proposal is submitted as supportive and reflective of the National Planning Policy Framework in respect of delivering an economic and social objective through the evolution of the commercial space.

At a local policy level the variation is compliant with Local Plan policy PP6 – Employment Sites. PP6 supports economic use and redevelopment – in this instance a variation where there is no adverse impact on remaining businesses and will not give rise to incompatibility between land uses.

Respectfully the planning department is requested to support this variation and work with the applicants team to deliver a solution that supports the commercial use moving forward in a viable manner.

Should you have any questions please do not hesitate to contact either myself as agent directly.

Yours sincerely

Chris Board
For ABC Planning

