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Our Ref: TBS S73

Dear Planning

[Section 73 Planning Application relating to planning conditions 2, 4, 15 of application DC/23/1169/FUL](#)

Holland Lloyd is appointed by Thurston Building Supplies Ltd (the applicant) to submit a Section 73 of the Town and Country Planning Act 1990 planning application to vary planning conditions attached to planning permission DC/ 23/ 1169/ FUL at Icepits Farm, Ixworth Road, Great Barton, Suffolk, IP31 2NX.

Planning consent was granted on 22 November 2023 for the proposed development: *Planning application - a. extension to existing commercial building (storage and distribution class B8) b. washdown building c. associated access and parking improvements, landscaping and drainage works d. demolition of dwelling and ancillary buildings on site*

The approved proposals require amendments to enable the applicant to bring forward a proposal suitable for their use. Upon planning consent, the applicant received tenders to undertake the works and appreciate the usability of the approval. Elements, including the frontage design, were identified as requiring minor amendments to ensure suitable working conditions within the commercial building.

The applicant has been a local employer for over 50 years, employing 14 persons, with growth and continued trading aspirations into the future. This new site forms a high-quality location which requires a suitable kerb appeal to present the business to the public and the trades. As set out in the original submission, the business provides plant, tool, and equipment hire. In addition, providing counter sales for plant and tool, servicing and maintenance. Suitable space for internal operations is necessary, and the amendments proposed to the design retain the principle of the approved scheme.

Given the trade business, the traditional customer base will visit the location prior to starting their job at a site. This relies on an opening time of 07:30, which is in place at the current Great Barton site. However, the planning permission restricts all personnel from the site before 07:30. Effectively rendering a 07:30 opening time impossible; this application seeks to amend the time personnel can access the site.

This planning application seeks to vary conditions 2, 4, and 15. The following supporting documents relate to each condition.

Condition 2

Condition 2 requires the planning application to be carried out in complete accordance with the details set out in the plans and documents. This planning application seeks to amend four plans.

As set out in the earlier section, this proposal seeks to amend the building frontage to ensure improved usability of the built form, appropriate build materials for the offices, counter service, and new elements to the unit. The proposed elevations seek to retain the character of the approved but modernise the development, improve the useable space, promote the business with a higher quality finish and appreciate the need to look into the future with a better design.

In amending the principal elevation, amendments will be necessary to the floor and elevational plans. In addition, the applicant has identified that the wash-down area requires increased hard standing to avoid dirt and debris transferring into the main car park. A minor amendment has been proposed to the site plan to enable this alteration. No further amendments to the site plan are proposed outside the wash-down area and building.

Existing Plans

Reference	Document Title
G159/106 REV E	Proposed site plan
G159/ 107	Proposed Elevations
G159/104 REV A	Proposed elevations
G159/103 REV A	Proposed ground floor plan

Proposed Plans

Reference	Document Title
1000/ A	Proposed Front And Rear Elevations
1001/ A	Proposed Side Elevations
1003	Proposed Ground Floor Plan
1004	Proposed First Floor Plan
1005	Proposed Roof Plan
1006/ A	Proposed Site Plan

Condition 4

As set out in the introduction, the applicant's business is predominately business-to-business, with trade services providing the majority of business. Typically, tradespeople will visit the site prior to their first visit to site (although not always).

It is clear that the condition restricts personnel before 07:30, which would effectively render the business start time later and potentially negatively impact trade with customers seeking competitors who may have an earlier opening time. To be clear, the amendment to this condition does not seek to increase the trading hours to the public. However, it is reasonable to allow employees to access the site, prepare for the first opening and move goods from the site to their hired or sales location. A 7:30 start could delay project start times, impacting the local economy and requiring customers to seek alternative hire and sales companies. Therefore, we request that condition 4 to be amended to be read:

No customers to be on the site outside of the following hours:

Monday to Friday from 7.15 am to 7.30 pm

Saturday from 8 am to 2 pm

The above is manageable and enforceable through the operating hours online being clear (as they currently are on Google), and the counter door to be closed outside these hours.

Condition 15

Planning condition 15 seeks confirmation of the external cladding information, including the RAL colours. The applicant proposes to utilise the following:

- Kingspan KS 1000 RW to the side walls and roof.
- MR Quadcore Supreme panels to the frontage.

Kingspan Insulated Panels are quicker to install than traditional structures and certified BES 6001 'Very Good'. All Kingspan Insulated Panels manufacturing facilities across the UK and Ireland are 100% Net Zero Energy. Quadcore Supreme wall panels are characterised by high fire resistance without additional insulation requirements. The Quadcore panels utilise steel made from 15-25% recycled content. Kingspan insulated panels directly contribute to sustainability credits.

All panels will be completed to Kingspan colour 'Merlin Grey' – RAL RAL 180 40 05.

Samples can be made available on-site. Therefore, the applicant requests the condition to be amended to read as follows:

15	<i>The development shall be completed in accordance with the materials identified and the agreed-upon RAL colour. The development thereafter shall be carried out in accordance with the approved details unless agreed in writing by the local planning authority</i>
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Summary

This section 73 planning application requests the variation and removal of 3 planning conditions attached to planning permission DC/23/1169/FUL at Icepits Farm, Ixworth Road, Great Barton, Suffolk, IP31 2NX. The minor amendment to the proposal to deliver high-quality commercial premises retains the principle of the approval and does not seek to alter the material considerations relating to the operational use of the site.

The proposal follows the principles of the approved development, and these amendments will enable the applicant to deliver a high-quality, sustainable commercial development that supports the local economy. The application proposed continues to respect the development plan and promotes the economic prosperity of the area.

For these reasons, we commend the proposals to West Suffolk Council and request that this application be approved without delay in accordance with the NPPFs presumption in favour of sustainable development.

Yours sincerely



Ben Rayner MRTPI
Director

