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DBC ref: DA/ 23/ 01276/ COU

Date: 14 March 2024

Mrs Emma Eisinger
Development Manager
Dartford Borough Council
Civic Centre
Home Gardens
Dartford
DA1 1DR

Dear Mrs Eisinger,

Application to remove condition 5 (hours of operation) of planning permission 23/01276/COU: Material change of use of existing buildings for importation, processing, cold-storage, packaging and dispatch of produce including ready-meals/produce (retrospective).
Court Lodge Farm Dale Road Southfleet Kent

On behalf of the applicant Mr M Gedney of D&M Gedney Ltd please find attached an application to remove condition 5 of Planning Permission DA/23/01276/COU. The application was approved on 7 February 2024. The condition restricts working on site to between the hours of 6am to 6pm 7-days per week.

PrepKitchen the applicant's tenants have been operating on site since July 2023. During this time the company have been operating both a day and night shift. The day shift runs from 6am to 6pm and the night shift from 7pm to 6am.

PrepKitchen operate on the basis of customer orders that are received via subscription and which are prepared and dispatched on a weekly basis. Menus rotate on a two-weekly basis. PrepKitchen receive the ingredients, prepare and cook their ready-meals between Monday and Friday. On Saturdays the emphasis shifts from preparation to packing the produce and getting ready for dispatch and delivery to customers. All the produce prepared in the week is dispatched once a week for delivery directly to customers on Sundays.

It is the lengthy ingredient cooking process that requires work to continue beyond 6pm. A night shift is needed to enable the long cooking periods to be able to continue and for PrepKitchen to meet its customers' orders.

The applicant is not aware that any complaints have been lodged regarding operations on-site during the 6 months PrepKitchen have been working on-site.

The application is accompanied by an updated Acoustic Assessment carried out in

accordance with the requirements of BS4142:2014+ A1 2019 ' *Method for rating industrial noise affecting mixed residential and industrial areas.*' The survey was undertaken over a full working week. The assessment concludes that PrepKitchen's operations do not result in any unacceptable impact on the amenities of nearby residential properties.

I look forward to receiving confirmation that the application has been registered and details of the allocated case officer in due course.

Please do not hesitate to contact me during the course of considering the application if you have any questions or require further information.

Yours sincerely



Associate Planner