

Planning Statement

Change of Use from Haulage Depot (Sui Generis) to B1

The application is for a change of use from Haulage Depot (Sui Generis) to B1 Light Industrial with ancillary warehousing.

The site currently benefits from application ref B15/0290/96 with a decision notice dated 9 December 1996. The existing use is for a haulage depot with unrestricted operating hours. The use is limited to a maximum of 15 vehicles with a stipulation that between the hours of 22:00 and 07:00 any refrigeration plant shall be connected directly to the mains electricity supply.

The change of use will greatly reduce the vehicular movements on site as there will be two vans operating from the site with two forklift trucks permanently on site.

The application site will not be open to members of the general public.

In addition to this the operating hours will be reduced as follows:

Monday – Friday:	07:00 – 18:00
Saturday:	08:00 – 16:00
Sunday:	Closed
Bank Holidays:	09:00 – 17:00

The application includes the formation of a new access from the public highway to the rear of the site. This is to remove the necessity for vans to access the application site by traversing through the area of the site occupied by Alan Baxter Training. Due to excellent roadside visibility coupled with a significant reduction in vehicle movements, size of vehicles accessing the site and reduced operating hours this arrangement is considered to reduce any exiting risk.

There are no material alterations to either the existing depot warehouse or yard.