

Our Ref: 109 London Road

Swale Borough Council
Planning & Regeneration
Swale House
East Street,
Sittingbourne
ME10 3HT

19th October 2023

For the Attention of: Alice Reeves

Dear Alice,

Town and Country Planning Act 1990 (As amended)
Variation of condition 3 of planning permission 23/503444/FULL (Change of use of doctors to class E (G) (III) for manufacturing purposes and changes to fenestration) to allow the manufacturing unit to open between the hours of 8.30am to 11.00pm on weekdays, 9am to 6pm on Saturdays, and 10am to 4pm on Sundays, at The Surgery, London Road, Teynham, Sittingbourne, Kent ME9 9QL

On behalf of our client, PJH Ceramics ('the Applicant'), we are pleased to submit this planning application to extend the operating hours of the above premises, for manufacturing purposes only.

Planning permission ref: 23/503444/FULL was granted on 11th October 2023 for the change of use of the doctors' surgery to class E (G) (III) for manufacturing purposes, and changes to fenestration. Planning condition 3 states:

"The use of the premises shall be restricted to the hours of 8:30am to 5:30pm on weekdays and 10am to midday on Saturdays."

The Council's reason for the imposition of the condition is stated as *"in the interests of the amenities of the area"*.

Consideration

It was stated in the planning statement submitted in support of planning application 23/503444/FULL that the operational hours would be between Monday – Friday 8:30am to 5:30pm and Saturday 10am until midday, with no Sunday opening. However, since the grant of the permission, the Applicant has carried out a review of the way they intend to operate at their new premises in London Road to be more responsive and flexible to their clients' needs and demands.

The operation will remain the same as previously described in planning application 23/503444/FULL. Most of the work will arrive as digital scans in STL file format via the computer or via other dental digital platforms – via the PC. No heavy duty mechanical machinery will be required to produce the equipment and digital dental scanners will be used to upload additional files which they then forward to their milling centre for production.

The business will still supply custom made devices to patients upon written prescription from a dental practitioner. There will be no 'passing trade' business and deliveries to the premises will generally take place once a month during weekdays, with anything else arriving/sent out in the post. The

Applicant would be pleased to accept a planning condition restricting deliveries to 0830-1730 weekdays, with no deliveries on Saturdays and Sundays.

The Applicant’s business is time-sensitive between patient appointments and logistics, and they require a flexible business operation to deliver at time critical periods. Extending the operational hours will give the Applicant the flexibility they need to run a modern bespoke manufacturing business.

The street scene immediately surrounding the Application Site is characterised by a mix of commercial and residential properties and to the rear lies the residential properties in Frognaal Gardens. The following businesses along this section of the road operate late into the evening. They also involve attracting passing trade (comings/goings) and/or involve deliveries, which are likely to generate noise nuisance in the evenings.

Business	Hours of Operation
The Swan PH 78 London Road	Mon - Fri: 3pm - 11:30pm Sat/Sun: 12pm - 11:30pm
Fat Dads Diner 78 London Road	Tues – Sun: 8am - 2pm / 3:30-10pm Mon: Closed
The George PH 76 London Road	Mon – Sun: 12pm - 10:30pm
Cooperative Food 109 London Road	Mon-Sun: 6am - 10pm
Teynham Chinese Takeaway 107 London Road	Mon, Thurs, Fri, Sat, Sun: 5pm - 10pm

Given the nature of the Applicant’s operation, it is unlikely that the manufacturing operation late into the evening and over the weekend will result in a noticeable increase in noise nuisance over and above that which is currently being experienced by nearby residential properties.

It is therefore requested the Condition 3 is amended to read as follows:

“The use of the premises shall be restricted to the hours of 8.30am to 11.00pm on weekdays, 9am to 6pm on Saturdays, and 10am to 4pm on Sundays.”

In addition to this covering letter, please find enclosed for your attention the following items in respect of the above Application:

- Completed application form (duly signed and dated); and
- Site Location Plan

I hope the above is satisfactory. Please do not hesitate to contact me should you require any further information.

Yours sincerely,



David Cassells
Partner

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