

Thank you for the opportunity to submit this planning application

And I have submitted at this time after instruction from my local planning authority telling me I had a year after the first decision.

A brief history of my business

In 2017 my existing premises was sold to MCarthy and stone developers for a retirement complex.

I had been there for 12 years and the site had been an industrial site for many years previous.

I approached many sites over 12/14 months looking for suitable premises including

Jordans of Coltishall ,Legrice Garden center north walsham, The Old crane freuhaff site owned by City gate, north walsham , the old rope works cromer road north walsham , Rodger hannants garage,

All off these wanted to sell for housing or redevelopment.

I approached many other places of which were not suitable, affordable or big enough for my business.

After my lease had expired and I was on borrowed time at new road north Walsham and I was told about the unit 1 honing road at Dilham.

My obvious first question was to my landlord, would he sell? which he firmly replied no. This gave me some confidence that it was a secure move for my business and that unit 1 had been a B1 light industrial unit for the previous 10 years. There is a good-sized front yard which I could tidy up the building is very suitable for my needs, fully sound insulated with a lockable compound area to the side and no overlooking neighbors. After coming from the middle of a town surrounded by residential properties it seemed ideal. Easy for my customers to find me and convenient for many too.

My planning progress

Moving out of my old premises and setting up at my new unit was a very busy time and I was aware I needed to put in a change of use from B1 to B2 but before I got a chance to do so the council had come down and served a notice on me, at this point I was still caught up in moving in.

Nndc stated without reason on their enforcement letter they would decline my application should I choose to put in a planning application. This seemed to me to be unfair as the decision was made prior to any evidence being surveyed.

I submitted my application on the 02/04/2018 to which I had a small number of objections from the immediate neighbors, when moving in and setting up I was working longer hours and making more noise in the setting up process of my business, as any industrial business moving in would usually do unfortunately.

Months after the complaints simmered out as my working hours have become less and noise levels are now at a minimum and in the highly insulated sound proofed building.

The Highways officer had no objection only good positives to say when he came down to visit and discuss the entrance to my site.

He saw the benefits of my being there especially for locals not having to travel and suggested simply cutting back and keeping the hedge trimmed back as access is good and compared to many other garage services ,quite safe even though having to use the shared drive with the closest residents that is owned by my landlord.

The environmental impact officer also had no objections as the state as my garage is clean and well presented I feel. I certainly always do my best to keep it looking presentable.

My planning officer led me to believe in the later months of 2018 I was going to get planning he just needed to get a few details amended before writing up the decision.

Then in the last 2 or 3 weeks prior to writing up in my favor he told me it would be going to committee decision as there was a few locals with opinions although not planning related.

I asked him the council's stance on this expecting a recommendation for approval to hear in the last 2 weeks to decision that the council had changed their mind due to a policy SS2 which was news to me.

I Felt shocked by the turn around off the council's recommendation but the fact I serve the local community and I am constantly busy easily disproves the policy SS2.

Since moving to Dilham so many locals have been very happy with my location and the convenience of my garage for them with being able to maintain their vehicles and trailers.

On the first council committee meeting there was a unanimous vote for a site visit by committee members as I believe they wanted to see for themselves where I was and if my business impacted on the local environment.

I saw the committee members cross examining the environmental agency's recommendations as they said some off there restrictions they wanted to employ on my work and unit wasn't safe or fair. At this point the the council kept reminding the committee their recommendation was rejection.

The committee unanimously voted for a site visit.

Meeting deferred and site visit took place 20th December 2018

next committee meeting on 4th January 2019.

As explained earlier when it came to vote one member hadn't made it back from break on time so couldn't vote so with a hung decision off 5/5 if the council chamber had waited 3 more minutes I may have won and had planning granted to me to trade at unit 1. it was that close so I am appealing now to save my business and my employees jobs and to continue to give the local community the service a lot have come to rely up on.

Policy SS2

The previous occupants of unit 1 was a company called flashpoint a metal works fabrication business doing grinding welding sheet metal folding which is why I guess being noisy they had to sound insulate the building. And after 10 years off trading there they moved to Heatherset miles away, so they were obviously not interested in local trade.

I rely on local trade from Dilham and surrounding villages and I am central to the two local towns so can be very convenient for many using my services.

If I am not needed in a rural location, then how come I am so busy with local trade and fixing 4x4s horse boxes and trailers as well as local's cars and vans. In the countryside people are more spaced out so for those in mechanical trouble or in need I have been a welcomed help for sure.

If I lose this appeal and I have to move out and close my business, then unit 1 will still be a b1 light industrial unit and another business will take it over. Which will no doubt upset the locals that have complained about me as they have complained about each business in the unit.

The next business may not care for the environment or keep the place as clean and tidy like I do, and not care about who they upset.

I'm not causing any environmental impact, I can verify where all my waste goes.

And I do care. I am not here to upset anyone just to provide a good honest service to the local community.

I feel I have made efforts to improve the grounds which I occupy, I keep it clean and tidy have re-shingled the yard fixed the gates put up a fence in the compound keeping with the area.

I do not understand the decision that the council made after originally telling me they were going to grant planning to then recommend rejection under policy ss2, criteria I feel I fit into.

Environmental impact on local community

As I generally only work in side my unit and I don't feel I am causing any impact on the environment the road structure to my unit is suitable as pointed out by highways. The environmental impact officer had no objections to me being at the site.

Being able to turn our hands to fixing many types of mechanical vehicle we have also helped and fixed the smaller farm vehicles locally.

Also working in an old farm building adds to the diversity off the farm and village.

Now after a year off trading I consider my business an asset to the local community.

Conclusion

So after such a close result at committee I feel robbed off a positive result in my first planning application which leaves me in a limbo until I know either way.

I have searched rightmove for any other units and there is nothing again in my local area.

I urge for the planning inspectorate to support my established business and grant me planning for a simple change of use from B1 to B2 so I can continue to provide the good quality service to the local community and keep the jobs for my employees .