

The Environmental Protection Team has reviewed the above application, the site is located adjacent to residential dwellings. Since the business changed ownership in February 2026, the Environmental Protection Team has received 19 complaints relating to noise and disturbance allegedly arising from activities at the premises. These complaints are currently being investigated, and the outcome of those investigations has not yet been determined. The proposed variation would remove a restriction limiting the use solely to the manufacture of rubber products from rubber compounds and would allow a broader range of activities falling within Use Classes B2 and B8. Such uses have the potential to generate significantly different operational impacts, including increased vehicle movements, loading, and unloading activities, storage operations, plant operation and associated noise emissions. Noise from industrial processes, plant, and machinery.

Given the site's proximity to residential dwellings and the ongoing noise investigations, the Environmental Protection Team is not satisfied that sufficient information has been provided to demonstrate that the proposed variation would not result in an unacceptable impact on residential amenity.

The Environmental Protection Team recommends that planning permission is not granted at this stage and that the applicant provides a Noise Impact Assessment prepared by a suitably qualified acoustic consultant. The assessment should consider the existing and proposed site operations, Internal and external industrial activities, Loading and unloading operations, Vehicle and HGV movements, Fixed plant and machinery. Alongside any mitigation measures required.

Kind Regards

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