

## **ITEM 9 (1) – APPLICATION NO. 23/00742/FUL – 43 Brook Road, Rayleigh**

### **1. Additional letter (Lisa Tate & Lee Tate, received 20<sup>th</sup> November)**

**The applicant unable to attend committee has submitted a letter of comments, clarifying details of the proposed extension and site activities of the business. The letter also provides comments to the neighbour consultation responses received.**

‘The extension aims to enclose the area around the external extraction unit to safeguard the neighbours from noise.

Currently, the extraction system is located externally on the back wall of the workshop (and it will not be moved from its current location). We plan to encapsulate it in the new building to help reduce noise. Additionally, encapsulating it will minimize dust when changing the extractor bags.

The planned building will also serve as storage for materials to keep the outside workshop area tidy. Importantly, there is no plan to expand the machinery side of the workshop into the new building.

The new extension will be of a more substantial construction, approved by building control, and will be virtually on the same rear line as the existing one. The height will not affect the rear properties, as the ground level of our property is much lower than the neighbouring gardens (as stated in Ms. Elise Davis's Officer's Report on 24/10/2023).

We need to do this to keep our business viable and continue to stay in the area rather than moving to another location outside the Rochford District.’

### **Summary of Comments in response to neighbour representation**

Noise and hours of operation:

- The hours of business of Tate Joinery are from 7am – 5pm Monday – Friday.
- No overtime has been carried out since pre Covid lockdown which would have been until 6pm Monday-Friday and possibly 8am – 1pm on a Saturday.
- Consideration for residents is one of the main reasons for the planning to build the extension to include external extraction system to reduce the noise.
- Restrictions on conditions on hours of operation between 9-5 is not financially viable for the business in order to meet demands of Customers and required to get loads delivered to London by 8am.

Dust, smell, and fumes effecting residents:

- The skip is now covered with a heavy-duty, hard-wearing PVC, fireproof, waterproof, and fitted with reflective strips cover which help prevent smells and dust.
- The skip is not used to dispose of hazardous flammable waste which is removed by a specialist Hazardous Waste collection service. Only a small quantity of empty paint tins and board/timber off cuts are disposed of in the skip.
- LEV (Local Exhaust Ventilation) checks are carried out regularly and reports have been forwarded to the Senior Environmental Health Technical Office at Rochford Council.
- No plans to carry out solvent spraying as already have an established spray booth, and no machinery is being moved from within the existing workshop.
- Solvent booth is located toward the front of the building some 84m from No. 37 Woodlands Avenue
- Landlord had a detailed Asbestos survey carried out on the property and the proposed extension does not encroach on the main roof of the workshop so any roofing material will not be touched or disturbed.

Concerns of fire hazard:

- We are currently awaiting Data from the Local Fire Authority, Under Freedom of Information Act/Environmental Information Regulations, as we are unaware of any fire issues since 2006 when we became a Tenant of 43 Brook Road.
- The site has regular checks from Essex Fire Services who are happy with how the business operate.

Loss of view, unsightly:

- The proposed extension would have featheredge boarding painted black on the external walls with no opening to the elevations except for a set of timber folding doors to the east flank wall.
- The pitched roof would be finished with Cladco 32/1000 box profile sheeting in a light white/light grey colour.

Overbearing, Overshadowing:

- Refers to case officer report.

Complaints:

Tate Joinery have been operating from 43 Brook Road since 2006. First complaint about noise and the fume from our skip follows the removal of all the trees in back garden to rear adjoining occupier. The established trees had been lining the back

fence of the garden behind the premises for years and dampened any sound from the Brook Road industrial estate and the noise from the busy A127.

Photographs of this have been provided showing established trees prior to their removal at 36 Woodlands Avenue December 2020.

Rochford Councils Senior Environmental Health Technical Office visited in November 2022.

Letter from Senior Environmental Health Technical Officer in June 2023 from another complaint alleging a nuisance from noise at our premises from the ventilation/extraction machinery. Following receipt of the letter, we enclosed, and sound proofed our compressor, added a large red light on the factory wall to make clear to all staff the compressor is on, and put in for planning in August 2023 to enclose the extraction system to reduce the noise even further. We have also made it clear to our staff not to put the equipment on until it is necessary to do so.

History:

Following our research on the Industrial Estate relating to the claim that the houses were built before the factories, we would like to point out that there has always been furniture manufacturing on the Brook Road Industrial Estate pre-October 1954.

As far as we understand the houses and our part of the Industrial Estate may well have all been developed together.