



Oaklands Road
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For Official use

App No:

Date Rec:

Fee:

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Wayne

Surname

Channon

Company Name

Cells 4 Life

Address

Address line 1

C/O Agent

Address line 2

Draw Plans

Address line 3

65 Kings Hall Road

Town/City

Beckenham

County

Beckenham

Country

Kent

Postcode

BR3 1LR

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

07376975252

Secondary number

Fax number

Email address

tom.norris@drawplans.uk

Agent Details

Name/Company

Title

Mr

First name

Tom

Surname

Norris

Company Name

Draw Plans

Address

Address line 1

65 Kings Hall Road

Address line 2

Address line 3

Town/City

Beckenham

County

Country

United Kingdom

Postcode

BR3 1LR

Contact Details

Primary number

07376975252

Secondary number

Fax number

Email address

tom.norris@drawplans.uk

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

ERECTION OF CLASS E(G) BUILDING TO INCLUDE A MIX OF OFFICE, RESEARCH AND DEVELOPMENT AND INDUSTRIAL PROCESSES WITH CARPARK, NEW VEHICLE ACCESS ONTO MALTHOUSE LANE AND ASSOCIATED LANDSCAPING.

Reference number

DM/21/1118

Date of decision (date must be pre-application submission)

26/10/2021

Please state the condition number(s) to which this application relates

Condition number(s)

17 Hours of Use

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Hours of use of the units shall be limited to the following times:

Monday to Friday: 08:00 - 18:00 hrs / Weekends and Public Holidays: 08:00 - 18:00 hrs.

The restriction of the hours of use of the premises are not suitable for the operation of the business as the premises has to be manned 24 hours a day, 7 days a week.

Cells4Life, the UK's largest and one of Europe's leading cord blood stem cell banks. The company offers families the opportunity to store their baby's cord blood stem cells, which can be used in the future for potential medical treatments. Cells4Life uses advanced processing and cryopreservation techniques to ensure that the stem cells are preserved at their maximum viability.

The restriction of the hours of use of the premises are not suitable for the operation of the business as the premises must be manned 24 hours a day, 7 days a week. However, out of hours operation is reduced significantly down to 1 or 2 operators and deliveries are also reduced to as little as 1/3 times a night.

In terms of disturbance to local households there are only 2 residential properties on the route down Malthouse Lane from the A273 the 1st being East Lodge and that property is set back approx. 40/50 meters from the roadside. (see photo)

The nearest residential property to the site appears to be Eastlands Farmhouse set on the east side of Malthouse Lane and also set back from the roadside behind trees and shrubs. (see photo)

In terms of volume, we are looking at 1/3 potential deliveries by a small van per night. Most nights there will be no deliveries.

During out of hours a skeleton crew are required on site to ensure that critical tasks are met and the business kept running. There is no heavy machinery or equipment in use at any time.

24 hours access is an absolute requirement for the business and in our opinion will have no impact whatsoever on the amenity of local residents.

It should also be noted that almost all local businesses and institutions accessed from Malthouse Lane have 24-hour access, in particular the electricity storage site which is noisy 24/7 and of course we have Hurstpierpoint College at the other end of Malthouse Lane which I'm confident contributes to the majority of traffic on Malthouse Lane.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

24 hours access to the site required 365 days a year with no exceptions.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Tom

Surname

Norris

Declaration Date

01/12/2024

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Tom Norris

Date

01/12/2024