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Unit 1 Allshots Enterprises, Woodhouse Lane, Kelvedon, Colchester, Essex CO5 9DF

24 November 2009

Mr Darren Roberts
 Planning Office
 Braintree District Council
 Causeway house
 Bocking End
 Braintree
 Essex
 CM7 9HB

Planning Application for a New Industrial Unit– Allshots Enterprises

Dear Mr Roberts,

I write to again subsequent to the rejection of the planning application made by HP Smith and Sons for the erection of a new industrial unit on Allshots Enterprises.

I confirm that we have been operating our business from Allshots Enterprises for around 9 years. It is a family run business and we live in Kelvedon. We deal with peoples fire and flood disasters and have assisted many people over the years including those who were flooded out of their homes in the floods in Braintree, Kelvedon and surrounding areas in 2001. We also provide a local carpet and upholstery cleaning service as well as a building reinstatement service.

We are seeking to expand our business and to this end, I confirm that I have asked H.P. Smith and Sons to provide us with larger premises which will need to include office and storage space. The storage space will be used to store our drying and fire restoration equipment as well as contents that belong to people who have been affected by a disaster, which we attempt to restore and keep on a temporary basis until their homes are reinstated.

We would like to remain on Allshots Enterprises and provide a local service. We currently employ local people and would seek to expand our local labour force once we have secured larger premises.

The larger premises would, on the most part, accommodate larger storage facilities which we desperately need to continue business. We have outgrown our current facility. We are currently having to place items initially into store some four miles away and then have to collect these for processing, to then return them back into the same store four miles away. By having a larger storage facility at Allshots Enterprises this will reduce our traffic movements, as well as save on our costs and thus keep us competitive.



Tel: 01376 584906 Fax: 01376 585844

Email: enquiries@allcounty.co.uk

Independently owned and operated

Registered in England No: 4659411



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Without approval for the new unit, our only way of reducing our costs and keeping competitive would be move the entire business to Maldon, to which we have already made tentative enquiries.

I would therefore again request that you approve the planning application submitted by H.P. Smith and Sons for the erection of a new industrial unit on Allshots Enterprises.

Yours faithfully,

Mr K.B. Moore
Director



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Polish Site Planning History

1. After the 1939/45 War the buildings known as the Polish Camp Site were used to provide an administration and amenity facility for the Polish refugees incorporating a church, cinema, Co-op, offices, etc.
2. Subsequent to the re-housing of the refugees, the site was let to The Marconi Wireless & Telegraph Co. Ltd. in 1964 who used the buildings for industrial storage, manufacture and research and development.
3. In June 1989 Marconi gave up their tenancy and we approached the Council to enquire if we could continue to use the buildings for light industry and storage. Braintree District Council told us that the 'Industrial Status' of the site was a special concession granted to Marconi and ceased when they terminated their tenancy.
4. On 26th July 1987 H. P. Smith died, leaving the buildings to his sons. During protracted discussions on the value of the site, which were not concluded until October 1990, the District Valuer approached the Council to enquire as to whether the site, now in a derelict condition, having no current use, had any 'hope value' for industrial purposes. Despite having told us there was no possibility, he was informed that it did. Based on this information the 'Probate' value for the site was increased greatly making the family liable for vastly increased death duties on buildings they had been told had no industrial potential
5. Following the District Valuer's enquiry 'Light Industrial' permission was applied for, which the Council granted. The site plan approved by the Council with the original permission included land to the North of the site previously occupied by buildings and not in full agricultural production because of remaining foundations and drains. This being the area of the most recently approved and current application (see plan attached which is a copy of the original site plan from Braintree District Council covering the whole of the 'original site' plus plans of original site from Marconi's first lease).

6. In the following eighteen years the site has been gradually renovated, as finances would allow. This has included:-
 - The replacement of a building beyond economic repair in 1995.
 - The enlargement and replacement of a building no longer in keeping with the rest of the site in 1997.
 - The enlargement of one unit in 2000.
 - A completely new unit in 2004.
 - A warehouse extension in 2006.
 - An office extension in 2007.
 - Another completely new unit on the north of the site next to the current application in 2007.

It has now developed into a thriving industrial area employing local people and providing an affordable workplace for many small and new businesses, which will continue with the occupation of the newest building in September.

7. Having had the application for the last Unit initially turned down, we were advised on appeal that it was on concerns voiced by the Local Parish Council over the size of the development and traffic concerns. Following a visit from representatives of the Parish Council to the site, although they were unable to guarantee approval, given the nature of the development they could see no reason for further objections at Parish level. With renewed confidence we re-applied for planning permission for the Unit currently under construction, and it was approved, apparently unopposed.

8. Having received permission with the last unit to extend into the northern area of the site and upgraded the power supply, we would like to continue to develop this area as and when demand and finances allow. In order to aid this process we are making this representation to the allocation document of the Local Development Framework. Anyone visiting the Polish Camp would find it hard to believe that it is not an existing industrial and commercial development, which although it may not be designated as such on Council plans was recognised in an 'Employment Land Review' commissioned by the Council in November 2007 and has been in industrial or commercial use for sixty years. We hope these facts, along with this brief history, help to demonstrate the Polish Camp's long industrial and employment heritage and justify its inclusion as an allocated employment site.