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Your ref: 3/2026/0091  
Our ref: 3/2026/0091/HDC/KW  
Date: 13 March 2026

**Location:** Unit 1 Root Farm Workshops Root Farm Newton Road Newton BB7 3AW.  
**Proposal:** Variation of condition 7 (Opening hours) to 6am - 6pm on weekdays, 8am - 5pm on Saturdays and 10am to 4pm on Sundays on permission 3/2023/0817 for demolition and conversion of farm buildings to employment space (Use Class E) including demolition of agricultural building and new build workshop.  
**Grid Ref:** 366014 449950

The Local Highway Authority have the following comments to make based on all the information provided by the applicant to date.

### Summary

No objection to the variation of condition 7.

### Advice to Local Planning Authority

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the variation of condition 7 (Opening hours) to 6am - 6pm on weekdays, 8am - 5pm on Saturdays and 10am to 4pm on Sundays on permission 3/2023/0817 for demolition and conversion of farm buildings to employment space (Use Class E) including demolition of agricultural building and new build workshop at Unit 1 Root Farm Workshops Root Farm, Newton Road, Newton.

#### **Condition 7**

*'The use of the premises in accordance with this permission shall be restricted to the hours between 0730 to 1800 on weekdays and 0800 to 1700 on Saturdays and 1000 to 1600 on Sundays and bank holidays unless otherwise agreed in writing should exceptional circumstances of the business warrant it.'*

*Reason: In order to safeguard residential amenities.'*



**Highway Comments:**

The Local Highway Authority (LHA) raises no objections to the proposed change in operating hours for Unit 1, from 7:30am to 6:00am Monday to Friday. There are no proposed changes to the operating hours on weekends. The minor extension to the operating hours, given the site usage, is expected to have a negligible impact on the surrounding highway network, as it is unlikely to coincide with or materially affect established peak travel times.

If you have any questions regarding my comments, please do not hesitate to contact me.

Yours sincerely

Kate Walsh

Highway Development Control Technician

Highways and Transport

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