

Woodbury Salterton Residents Association

From WSRA Secretary Geoff Jung
Rosewood
Village Rd
Woodbury Salterton
EX5 1PR

Planning Department
East Devon District Council
Knowle
Sidmouth
Devon
EX10 8HL

23/03/2013

Dear Sirs.

In Reference to Planning Application 13/0156/FUL for an open storage compound for Aardvark.

I have been asked by the committee of the Woodbury Salterton Residents Association to write on their behalf to say we are opposed to this proposal

However we note that this development has already been build prior to the planning approval.

The reasons we are opposed to this development are

1. The new road access to the unit between Windmill Hill and the boundary fence to "Wood Yew Waste" is outside the agreed extension area for the Greendale Business Park. The Business Park boundary is the WYW fence. The new access road has been cut into the Windmill Hill embankment
2. Unit 53 to which this application refers is also outside the development area. The land that unit 53 is on was in 2009 designated for tree planting and landscaping together with a cycle path. The landscaping was to be in place prior to any construction of any developments on the expansion area for the benefit of the amenity of the residents of Woodbury Salterton.
3. The noise and dust from this facility would be of concern to properties close by, whom due to the loss 5 years growth to the landscaping have a clear view of this operation.
4. There is no reason to place this compound at the closest point to the village. There is ample land within the Business Park.

Suggested conditions to be attached if approved

1. **Outstanding planning issues to be resolved.**

We note that the development has been submitted by FWS Carter & Sons at Greendale Business Park. In 2009 an application to extend the business park was agreed with an agreement between the developers and the planning department that "various outstanding planning issues" were corrected or

legalised as a condition of the of the proposed planned development. We understand that most of the planning issues were mostly corrected at that time. However since 2009 a number of new irregularities have arisen and therefore we wonder if a similar condition can be attached to this application. The various issues the Association are aware of are:

1. Portacabin Greendale farm shop 13/F0124.
2. Construction Unit 55 without permission 13/F0112.
3. Fish & Chip Shop at Greendale farm shop 12/F0415.
4. Diggers on site trees being removed 12/F0141.
5. Scrap Car Yard on Hogsbrook Lane.
6. Residential Caravans on Hogsbrook Lane.
7. Truck Parking Area on Hogsbrook Lane.
8. Hogsbrook farm building not being used for agricultural purposes.
9. Landscaping and Cycleway Hogsbrook to Farm shop to be constructed.

2. Noise and light Pollution

The Residents Association is concerned by the possible effect on the residential area of the village. The application is vague on any detail regarding hours of work.

Most of the units within the “new extension” area have stringent working hours applied together with a policy of “white reversing alarms “ on vehicles working within the area and movement sensor lighting only when the site is not functioning. The committee therefore suggest that similar restrictions should be placed on this development.

The Association suggest the following restrictions. (Based on the other Sita and WYW operation close to this unit)

1. The site shall be open between 07.00 to 18.00 hours Monday to Friday and open vehicles entering or leaving the site between 05.00 to 18.00 hours Monday to Friday.

REASON: In the interests of the amenity of the area.

2. All vehicles involved in the processing of waste (excluding delivery and collection vehicles not in the operator's control) shall be fitted with white noise reversing alarms. Such alarms shall be fitted within 3 months and shall be continued to be used for the life of operations at the site.

REASON: To minimise the impact of reversing alarms on nearby residential properties.

3. All plant and machinery used in the processing of waste shall be maintained in accordance with the manufacturers' guidelines in order to minimise noise.

REASON: To minimise the impacts of noise on nearby residential properties.

4. All vehicles parked overnight at the site shall be manoeuvred so that they can leave the site in a forward gear.

REASON: To ensure reversing alarms are not activated during early morning hours.

5. Within three months of the date of this permission a detailed lighting scheme for the application site shall be submitted to the Waste Planning Authority for its approval in writing. Following approval the lighting shall be provided and maintained in accordance with the scheme.

REASON: To reduce lighting impacts in the interests of the amenity of the area.

Yours Faithfully

Geoff Jung
