

This Email was sent to Each Member of the Development Management Committee

The Woodbury Salterton Residents Association submission attached to this email relates to the planning application 13/156/FUL scheduled to be considered on the 3/4/2014 by the Development Management Committee.

Woodbury Salterton residents consider that the owners of Greendale Barton Business Park have reneged on the Planning Conditions placed on them for the Extension Area in the 09/1195/MOUT application.

Background

A full "Pre-application Consultation" was conducted by the developers for the expansion of the Business Park in 2009. This included a pre-application discussion and presentation taking place in the Village Hall, where the landscaping, cycle path, and defined boundaries were proposed and displayed. FWS Carter and Sons proposed significant landscaping and a cycle path to mitigate some of the adverse effects to the natural environment and general amenity of the area affected. The proposed expansion was to be built just 400 metres from residential properties on agricultural land and an inert waste site.

In summary due to the temporary shortage of employment land caused by the delayed delivery of Cranbrook's Skypark and other employment areas, the Planning Authority decided that the granting of permission should proceed but only on condition of specific restrictions and provisions.

Since the granting of the outline planning permission, there have been 25 reported breaches of planning control within and adjoining Business Park. Among these breaches is the lack of planting to provide the agreed screening, not providing the cycle path, drainage, pavement/hard serviced road ways, lighting and building on adjoining land without permission.

In part related to these breaches the Woodbury Salterton Residents Association has been established and the Greendale Barton Business Park Liaison Group has been formed. Local Parish Councillors and members of the Association sit quarterly with planning and environmental officers and Business Park management to discuss issues. It is chaired by County Councillor Christine Channon and District Councillor Ray Bloxham as vice chair. These bodies have helped develop some co-operation and dialogue between the Business Park and local residents.

Despite these measures however these breaches of planning permission continue.

Cycleways

Residents have been patiently waiting for the cycle path for 5 years. Discussions have taken place to connect this proposed public way to other existing cycleways, to link up to the Cranbrook network of cycleways and also to the Exe Estuary. When and if it is provided this will create a gateway for east Exeter and Cranbrook to connect to the Exe Estuary "Route2" cycle path forming an alternative circular route. This will considerably enhance sustainability, tourism, local recreational and commuting needs for the area considerably.

Last year an alternate cycle route 13/2025/FUL was approved. This resulted in a significant change to the outline plan resulting in a route which would not pass through the agreed 09/1195/MOUT landscaping screen but instead pass to the west of the proposed planting. As such this will result in users of the proposed cycle path having a clear and obtrusive view of Unit 53 if approved which is placed within land designated to provide screening for the 2009 Expansion Area.

Unit 53 Planning Issues

Unit 53 appeared during 2012 when the unapproved bund around a part of the industrial park was removed to provide an acoustic wall and fence to help reduce noise pollution affecting residential properties. Residents were first assured the storage area was temporary, but in March 2013 a Retrospective Application (13/150/FUL.) was applied for.

The Residents Association consider that this unit is not within the “countryside” as the Planning Officer states but on land which was agreed in 2009 to provide screening, not only to limit the village from the visual impact but to provide some protection from all the other industrial pollutants including smoke, fumes, gases, dust, steam, odour, noise and light that emanates from the Business Park.

It also should be noted that Unit 53 is positioned on the village side of the “acoustic wall” thus negating its intended purpose.

Residents were promised a cycle path, substantial landscaping and screening together with a fixed defined permanent boundary for the industrial area in 2009 and the application you have before you, will not only severally affect the visual impact of the proposed right of way but also rob the village of important screening and protection and move the industrial boundary closer to the residential properties.

The attached submission offers a considered and substantial case against this further unauthorised expansion of the Greendale site.

Woodbury Salterton Residents Association authoritatively represents the views of a significant majority of village residents. In representing that collective view we respectfully invite councillors having considered our submission, to reject the Officer’s recommendation and refuse this application

Yours faithfully

Geoff Jung (Secretary to the Woodbury Salterton Residents Association)