

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

21/03/2013

Dear Sirs.

In Reference to Planning Application 13/0461/FUL for an for a Farm Managers house on Land at Greendale Farm Shop

I have been asked by the committee of the Woodbury Salterton Residents Association to write on their behalf to object to the above proposal.

We have considered the application and although we have much sympathy for the farm manager and his family to be able to live close to his work, we feel the prominent position in open countryside and the questionable requirement to be close to the chickens does not justify the proposed development being built in open countryside.

Reasons for objection.

1. The site is in open countryside where the presumption is against the development of new dwellings unless an essential agricultural need can be proven. That need we believe is not proven.
2. The property is contrary to PolicyST1 Sustainable Development.
3. The proposal is contrary to Policy ST5 (Development Priority 2001-2016) of the Devon County Structure Plan.
4. The proposal is contrary to Policy S5 The countryside protection.
5. The proposal is contrary to H8 for dwellings for persons employed in Agriculture or Forestry ED local plan 1995 2011

If this proposal was to be agreed we would suggest a number of conditions.

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.

Also the site should be lowered and landscaped to minimise the effect this modern building will have on the landscape.

Yours faithfully.

Geoff Jung