

# 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

26/04/2013

Dear Sirs.

In reference to planning application **13/0825/FUL** Greendale Farm Shop Sidmouth Road Farringdon Exeter EX5 2JU

*“Retention of single storey side extension (with changes to original extension permitted under 11/2322/FUL), incorporating store rooms and Class A5 Use for sale of fish and chips; retention of separate toilet block”.*

The Association note that this is yet another retrospective application from Greendale Developments, which must cost a lot of extra man hours and costs to East Devon District Council. In view of the extra costs these retrospective applications take, is there an extra charge for bringing these illegal building activities to comply with the correct development laws and undertakings?

The Woodbury Salterton Residents Association is very supportive of any agricultural activity that enhances and contributes to the main “industry” of the area. However the Association would like to suggest the following conditions and make a number of observations.

## **CONDITIONS.**

### **1. Proportion of Goods Sold**

The conditions for the original planning permission requires a % of farm grown a % of locally grown and a % of outside of area and stringent conditions on the fish catch being docked at ports within the East Devon District Council. However the conditions do not make clear what the definition of sales are. If it includes VAT on prepared food, and service, if it includes “off” sales to wholesale and commercial customers. The definition of shop sales should be clarified to:

“All retail shop sales excluding VAT”

It would seem these conditions were introduced to prevent the farm shop becoming too large as it is clearly in an “unsustainable location”

If conditions are to be attached they must be clear, workable and free from misinterpretation. The conditions at present are unclear unworkable and open to interpretation.

## **2. Opening Hours.**

The Trading hours stated at present are 8am to 8pm. Six days a week. In recent years there has been a significant change in the trading hours for retail premises. At present there is no restriction and if the company wanted it could continue to trade 24 hours a day. There is no restriction for Sunday trading as farm shops and fishmongers are exempt from this regulation so again the company could trade 24 on Sundays. The Association suggest that a condition be included in the planning permission that the trading hours would not be extended beyond their current advertised hours.

The reason for the inclusion of opening hours would be also due to the policy SH8.

## **3. Lighting**

All lighting except for security purposes should be switched off after the agreed trading hours.

The reason to prevent light pollution in this rural location.

## **DESIGN AND ACCESS STATEMENT**

The Association would also like to make the following points to the "Design and Access Statement"

### **2.0 POLICY 1.**

"The proposal does not harm the rural character of the landscape or amenities of the locality" The Association believe the size and location of the existing building does already harm the rural character. The additional roadside hoardings and flags also harm the rural character of the area.

### **2.4 POLICY D1 (Design and Distinctiveness)**

"This Policy sets out four parameters in which the extension should adhere. e. The amenity of occupiers of adjacent residential properties" The Association believe that the existing structure does already effect the occupiers of neighbouring properties on the Sidmouth Road.

**5.8 Access.** "Access into the farm shop will be available for all users as access to the main entrance doors will be maintained this offering a level threshold access for all ambulant disabled users" The Association note that the gravel parking area is not conducive for wheel chair users in its present form.

**6.1 Energy** "The extension will have a reduced energy consumption having in excess of 50% of low energy light fittings" It should be noted that the Building Regulations Oct 2010 state that 75% of fittings to be Low Energy.

**6.3 Transport** "Safe pedestrian access via footpaths are already in place for access to the main bus stop and a walkway has been approved to take you down to Woodbury Salterton and accessing the rear of Greendale Business Park" The Association would like to point out that the path to Woodbury Salterton was agreed in 2009 and was a condition to the agreed extension of Greendale Business Park. However it is still not built. It also notes that the footpath only goes to the bus stop but there is no footpath to the village of Farringdon. The speed of the traffic and the state of the side verge would make it dangerous for pedestrians from visiting the shop.

Therefore as the Approval in 2011 states the shop is in an "unsustainable location" and requires customers to use their vehicles.

## **OUTSTANDING PLANNING ISSUES.**

The Association would also like to make the following points as regards to the Farm Shop the surrounding area.

1. There is a Portacabin next to the Cafe area which does not seem to have planning permission.
2. On the original plan there was a Chicken House almost opposite the shop premises where there is remaining the concrete base of the chicken house. As this chicken house required planning permission would it require further planning permission to remove it or repossession it?
3. There is work in progress which suggests that the car park is being enlarged. This may prove to be beneficial for customers and if resurfaced may improve disabled access but it still requires planning permission

These issues should all be agreed between the owner and the planning authority prior to any planning permission being granted.

In conclusion the Residents Association consider that the present Farm Shop should continue to trade in its present form with strict but workable conditions attached but it should not be allowed to be developed further in to another "destination shopping" complex like some other "Farm Shops" in the area.

Yours Faithfully

Geoff Jung