

Response from the Woodbury Salterton Residents Association.

24/02/2014

Planning Application 14/0265/RES Reserved matters application (discharging appearance, landscaping, layout and scale) for open compound for vehicle parking and storage in conjunction with hire depot use including construction of parts storage building and temporary office/toilet accommodation and installation of 2.4 metre high perimeter fencing.

1. Access.

The Access and Design Statement from the developer's state:

1.6 The Site compound is to be accessed from the main spine road as previously stated as constructed under the Approved Outline Application....

It should be noted that this road is hardcore without pavement. Therefore not safe for cyclists and pedestrians

The effect of no hard surfaced access, no footpath and no cycle way has a detrimental effect on the ability of pedestrians, cyclists and disabled to access the site. The disabled can only reach the unit by car and cannot use public transport, and pedestrians and cyclists are at risk when using ill defined roads which are predominately used by heavy goods vehicles. Without the use of visibility jackets the using of these routes by foot or cycle could be considered dangerous.

Another effect during dry weather is the dust being created which effects employees on site and the residents of Woodbury Salterton and the surroundings area.

Therefore without safe and previously agreed access roads and footpaths this proposal should not be allowed in the interests of safety and is contrary to the Disabled Discrimination Act.

2. The Design.

The Access and Design Statement from the developer's state:

2.2 The proposed building will be in profiled colour coated steel cladding Goosewing Grey; this has been used elsewhere on the Greendale Business Park expansion.

It should be noted that the outline planning approval agreed colour should be "Olive Green" and the roof colour "Merlin Grey".

The design statement also describes the palisade fencing which will match similar adjacent compounds. All of the surrounding fences are "galvanised" in finish, but it should be noted that any boundary fencing is required to be green in colour facing the outside boundary. Therefore the West and South side fencing requires being green in colour.

The proposed layout plan shows the storage unit and the offices sited to the front of the yard. To shield the yard operations from the residential area the WSRA suggest that these units be placed on the southern boundary.

2. Hours of work

The Access and Design Statement from the developer's states:

1.2 "Operating hours of the proposed compound will be between the hours of 6.00am and 6.00pm Monday and Friday 6.00am & midday Saturday."

However working hour's requirements stipulated by previous planning approvals are:

Shall be within the hours of 7am and 6pm Monday to Friday, and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays.

(Reason: To protect the amenity of adjoining premises and local residents in accordance with Policy D1 (Design and Local Distinctiveness) and Policy EN15 (Control of Pollution) of the East Devon Local Plan.)

The WSRA wish the above conditions be applied.

The Access and Design Statement from the developer's further states:

1.2 *"Occasional out of hours use will be necessary in the case of an emergency"*

This statement needs to be clarified with a maximum number of possible emergencies expected over a 12 month period to avoid misinterpretation.

3. Lighting

The Access and Design Statement from the developer's states:

3.2 *The lighting on site is to be of a type and position as to be agreed with the local planning authority prior to occupation. The lighting will be operational only during opening hours.*

The WSRA welcome this statement but request that there should be a condition attached to the planning approval. The following condition has been attached to a previous application and would be considered appropriate for this site.

Any lighting, including security lighting, provided within the site shall be selected so that upwards and sideways light overspill is minimised, shall comply with the ILE guidelines on the reduction of light pollution, and shall not be operated outside the required operating hours of this unit. Any security lighting shall be provided such that it is only activated by motion sensors.

(Reason: To protect the amenity of adjoining premises and local residents in accordance with Policy D1 (Design and Local Distinctiveness) and Policy EN15 (Control of Pollution) of the East Devon Local Plan.)

4. Yard Surface.

It is noted from the proposed plans that the yard surface is concrete. The WSRA welcome this proposal but request that there should be condition attached to the planning approval to re-enforce the condition attached to the original 2009 outline planning application to ensure that this condition is fully complied with.

5. Drainage.

It is noted from the proposed plans that the surface water gullies collecting water from the concrete yard area to be connected to "petrol interceptor" designed and installed in accordance with specialist manufactures details and calculations. The WSRA welcome this proposal but request that there should be a condition attached to the planning approval. The condition should also stipulate that the interceptor should be cleaned and inspected to the manufactures specified recommendations.

There are no details of any camber to the concrete yard or curbs to prevent contaminated material exiting onto the surrounding area. Therefore a condition should be included to introduce a camber to the concrete yard and raised curbing to channel all contaminants into the interceptor units.

The Wash-down area on the South West boundary would allow contaminants to enter the river which passes close to this point

6. Noise.

There are no details regarding reversing alarms or machinery to be operated on the site. The WSRA suggest that a condition to be added to the application to enforce “white noise” reversing alarms to all vehicles operating in the yard.

Also a condition such as:

All plant and machinery at the site should be silenced in accordance with manufactures specification and plant and machinery should be maintained in accordance with manufactures specification at all times

Conditions to restrict reversing alarms – with only white noise reversing alarms being allowed to reduce the effect on the operating noise levels to be included in the conditions of planning.

