

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 13/0157/FUL for an Industrial Unit for SITA.

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

Clarification required on the following points.

1. We note that this development is in the process of being build prior to the agreed planning approval and we note that that there has been issued an enforcement notice 13/F0112 on the development.
In the supporting documentation provided by the developer paragraph 3 states that the building has not been started and in paragraph 14 states the site is vacant neither statement is correct.
2. Paragraph 19 gives no details of employment but states 4 parking spaces, without the employment details consideration to the sufficiency of 4 parking spaces cannot be determined.
3. Paragraph 22 gives no description of the activities and processes. Paragraph 1.2 of the Design and Access statement states the building is for Sui Generis waste use but page 2 of the noise assessment states vehicle repair building. Prior to any consideration for approval the use requires clarification.
4. In the design and access statement it states 3 Roller doors but the plans show 4. Clarification is required on this anomaly as well.

Suggested conditions to be attached if approved

1. Colour of building.

Within the design statement it states "All materials design details features of the building are to be provided to match that of the similar adjacent buildings." This statement does not make it clear as UK Mail next door various to its closest neighbour and the next door plot is empty. The outline planning Ref 09/1195/MOUT granted on 22 Oct 2009. Condition 18 states "*Wall colour Olive and Moorland Green and the roof colour in Merlin Gray Kingspan*" required on all buildings. Therefore a condition for approval should include a statement that the colours are the above "approved colours" which

comply with the 2009 outline planning permission. It also should be noted that FWS Carter and sons appealed against this condition (Appeal Ref: APP/U1105/A/11/2144065) and the inspector found in favour of the agreed colours.

2. 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 corrected at that time. However since 2009 a number of new irregularities have arisen and therefore we suggest 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.

3. Noise and light pollution

The Residents Association is also concerned by the possible effect on the residential area of the village. As the application is vague on any detail regarding hours of work and the purpose for which the premises will be used for, we would wish conditions to be added if permission was granted

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
