

CHRISTIAN MALFORD PARISH COUNCIL

Mr A Glass (Clerk)
 Four Oaks, Main Road, Christian Malford, Wilts SN15 4BS
 Telephone: 01249 721148
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13 April 2006

Jason Day (Principal Planning Officer)
 Environmental Services Department
 WCC County Hall
 Trowbridge
 Wiltshire
 BA14 8JD

Environmental Services Dept.			
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Dear Mr Day

Application No. N.05.07003

**Change of Use from Scrap Yard to Waste Transfer Station; Construction of Waste Sorting Bay; New Vehicular Access; Skip Storage Area; and Landscaping (Retrospective)
 Land at 28 Main Road, Christian Malford for Mr J D Porter**

Christian Malford Parish Council made the following observations on the original application (subsequently withdrawn) in March 2004. These comments were not put before the Regulatory Committee when the current application was submitted for consideration, nor was the Council notified of the current application or given the opportunity to comment further. The Parish Council wishes to be assured that the following comments will be presented to the Regulatory Committee in full.

With the benefit of direct knowledge and experience of operation of the unauthorised and enlarged Porter Metals & Skip Hire Ltd business over the last two to three years the Council wishes to append the additional comments shown in italics.

1. The Council has no objection to the sensible development of a sustainable small business as outlined in the application.

The business was a small local business employing local labour but this is no longer the case.

2. The number of lorry journeys and quantity of materials carried seems to be very high and should be reviewed.

There is no information submitted with the application this time.

3. The Council would object strongly to expansion of the business beyond the proposed site limits outlined in red on the plan.

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Conditions should be imposed to ensure the business remains a small enterprise in a rural area.

4. The new constructions are particularly visible from the road and skips and vehicles from across the fields at the rear.

The constructions are more visible and intrusive than it was thought they would be. The bulk, height and closeness to the road makes them very obvious. In addition scrap metal and materials can often be seen above the already high RSJ walls with a JCB-type machine parked on top of that. The nature of the skips, lorries, and machinery makes them very visible from the rear.

The Council is pleased that the site lighting is to be reduced and better controlled, which will help, but only substantial screening by trees will help during daylight.

5. The proposed site limits outlined in red should be conditioned to maintain a secure fence at the site limits (outlined in red) to prevent unofficial expansion as has happened in the past and to help mask the open nature of the site.

The Council is pleased that a new 2.4m high steel mesh fence is now proposed for both security and safety, and to clearly delineate the limits of the operating site. This should be conditioned to be maintained around the whole of the site perimeter outlined in red.

6. The landscaping of the site should be improved. Existing vegetation and trees should be conditioned to remain. The whole of the agricultural land outlined in blue should be fully planted with native trees to address the environmental balance of the site and to mask the site in the long term.

The Council is pleased that planting of trees and under-storey on the expanded bund area is proposed. However if the bund area and planting is contained within the operational site it is likely to be degraded over time and it is essential that the bund remains outside the secure fenced area. Further, the banded planted area does not extend around the western end of the site and it should be extended to this area also. We continue to urge that the agricultural land outlined in blue should also be planted with native trees to address the environmental balance of the site and to mask the site in the long term.

7. The footpath should be diverted to the east side of the tarmac entrance and follow the site boundary outlined in red until it rejoins the existing footpath so that it is unnecessary to cross the new lorry roadway or to enter the site outlined in red.

The Council is pleased that consideration is being given to the footpath, but continues to urge that it should not be necessary for footpath users to enter the site.

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This could be achieved under the current proposal by simply relocating the main entrance gates to the other side of the footpath, with the additional benefit of more turning space for lorries entering the site from the road.

8. As a result of representation from residents, the Parish Council asks that operations at this rural site should only be allowed between 08.00 and 18.00hrs to prevent undue noise nuisance outside normal working hours.

It is said that a noise report, not made public, concludes that there is no noise nuisance. It is clearly reported by local residents since the unauthorised expansion of the site that there definitely is a noise nuisance. It is quite unbelievable that a site with regular deliveries by scrap and skip lorries, and with scrap metal and waste sorting, and use of large heavy machinery, does not cause noise in a rural environment. In any event, there are several nearby dwellings, and working hours should be limited to prevent nuisance outside normal working hours.

Further to point 8 above, the Council requests a copy of the noise report in order to be properly able to review its conclusions.

An anomaly also seems to exist on the submitted drawing relating to the original access. This is specified on the submitted drawing as "access to dwelling only" but it appears to be open to the yard.

Yours sincerely



Allan Glass
Clerk to Christian Malford Parish Council