

16 December 2024



 Walnut Hill Road DA13 9HL

Planning Application 20241053

Re-cladding, reroofing and associated alterations to openings of Steel Framed Building - Walnut Hill Nursery

Please note my Objection to this Planning Application.

A condition of the Planning Permission granted in 2001 to justify the size of the main building was that all the outbuildings were to be removed, or this would be considered over development of a green belt property in a conservation area. The metal frame was kept but with no walls and no roof, so cannot be considered as an existing building.

A new framework encompassing the original steel frame has already been built and thus this is not a reclad but the construction of a new building. The new framework for this new building is significantly bigger and higher than the existing metal frame. The building already has a huge visual impact and can be seen clearly from the highway. Due to its huge size and height this greatly impacts the rural street scene. This Building is overdevelopment of a rural green belt property and in line with the original Planning Permission awarded in 2001 should not be permitted.

This application should be considered as a part of the extensive operational development that is taking place and other Planning Applications. The change of use at Walnut Hill Nursery, from an agricultural property to a 24/7 Operating Centre is not suitable to a residential area. The existing site is currently not agriculture but an Operating centre. Other buildings also brought onto site or built as part of this change of use, which have no planning permission, are being used to facilitate this Operating Centre, and therefore it can be assumed that this new building would also be used to facilitate the activities of the Operating centre including Vehicle maintenance. The large Roller Shutter Garage door proposed would also lend itself as a vehicle entrance for maintenance. The location of this building close to other properties means not only is there a visual impact but any noise generated from this building would severely impact neighbouring properties.

This site has been developed for the parking of large numbers of vehicles, including HGV's under License from the Traffic Commissioner.

