

16 December 2024



 Walnut Hill Road DA13 9HL

Planning Application 20241055

Retrospective Erection of a detached OutBuilding - Walnut Hill Nursery

Please note my Objection to this Planning Application.

The original Planning Permission granted for the main building in 2001 stated that any outbuildings on this site in addition to the main building would be overdevelopment of this green belt site. This application should be considered as a part of the larger change of use and operational development that has changed this property from an agricultural plant nursery to a Commercial Operating Centre, including Planning Applications 20241053 and 20241054. There are two Licence Applications pending decision with the Office of the Traffic Commissioner for the site to be an operating centre for 23 HGV's and currently has an interim license for 14 HGV's.

This large building (outbuilding 06 on the application site plan) has already been built and is in full use as an integral part of the activities of this 24/7 Operating Centre, including the maintenance and repair of the large number of vehicles attached to the 6 Companies now operating from this site. This building is also one of a number of new buildings that have been built/brought onto the site to support this new operating centre ie Outbuilding 02 and Outbuilding 03 on the Application site plan are also new additional buildings that have been added to the site by the applicant without any planning permission. These are also in addition to Outbuilding 01 subject to a current planning application 20241053. The noise from daytime operations at the site, and noise/beacon lights at night from vehicles arriving/leaving is not suitable for a rural residential location. There is also extensive light pollution from permanent security lighting and motion sensor lighting during hours of darkness which impact on surrounding properties and the street scene. This also affects the wildlife in the neighbouring ancient woodland.

This new building, and the other new additional buildings, is overdevelopment and adversely impacts on the landscape and open character of the area. I strongly object to this application. The Canopy mentioned by the applicant is a low level partially netted temporary frame, previously used to shade plants, and can in no way be used to justify this large new detached building.

This application along with 20241053 and 20241054 also do not include details of the high volume of vehicles that now attend this site daily and adversely impact on the local highway network. 6 Companies are registered and operate from this site and a large number of cars, trucks, vans, and HGV's use the site daily both for the offices and the site in general, plus numerous delivery vehicles. This increase in traffic volume including large Trucks and HGV's has a huge impact on the local road network, seriously affecting the safety of these road for pedestrians, horse riders, cyclists and other motorists. A large tarmac area has also been created at the rear of the site which is now used as a huge car park for the parking/storage of vehicles.