Burnett, James

From: Planning (SMDC)
Subject: FW: SMD/2016/0686
Attachments: Rushton Mills 2013 (1).odt

From: geoff
Sent: Saturday, November 26, 2016 3:40 PM
To: Planning (SMDC)
Subject: SMD/2016/0686

Nether
Leigh Farm
Mil
l Lane
Rushton
Spencer
Macc
lesfield
SK
11 0RS
26
/11/2016

Ref SMD/2016/0686

Dear Sirs
I am in receipt of your letter dated 16/11/16, whilst the much increased size of the proposed buildings from the outline planning permission does not unduly cause me concern , the knock on effect may do.
With the size of the buildings increasing it follows there will be far more vehicle movements with the increase of goods traded resulting in more noise than if the buildings were as the granted outline planning permission sizes.
Also the larger buildings and access to them leaves less parking space for existing vehicles and I reiterate my concerns stated in my letter dated 25/09/13 that the ‘undeveloped area ‘ adjacent to B4 on the plan becomes a parking area for commercial vehicles and plant.
In notes 1>6’ Grant of Outline Planning Permission’ the majority of my concerns in my letter 25/9/13 [attached] re operation and working hours were addressed, with the proposed increase in building sizes and the inevitable more vehicle movements it is even more important that these restrictions are adhered to.
As previous stated the increased size of the buildings does not cause me great concern providing the conditions detailed in 13/00891/OUT and the parking and movement of vehicles are taken into account
Yours faithfully

G D Lovatt

Nether Leigh Farm
Mill Lane
Rushton Spencer
Nr. Macclesfield
SK11 0RS
25/09/2013

Ref 13/00891/OUT

Dear Sirs

I have lived opposite Rushton Mills in excess of twenty years. During this time I have seen the operation at the Mill move from bagged corn to pneumatically handled corn blown from the larger bulk vehicles into silos.

Although this is progress for the Mill it has meant that we are subject to additional noise and dust, but this form of handling is necessary for the company to continue trading. To alleviate these problems and to make life more comfortable during the mills working hours we have replaces our double glazing at the front of the house with triple glazing, but noise can still be a problem at times.

The proposed workshop would be only approx fifteen metres from our property and having spent most of my working life around LGVs I am aware that repairs cannot be done in silence subjecting us to more noise, however should vehicle movements and repairs be done before the Stores usual closing times ie.six pm Monday to Friday, one pm Saturday and with no Sunday working, this should limit our inconvenience providing that noise is kept to a minimum.

I assume by the wording of the application that this facility both for the repair and parking of vehicles will be solely for the use of John Cook [Corn Merchants]Ltd and vehicles used under their Operators Licence. The reason I have mentioned this is that the road leading to the property[Mill Lane] is very narrow with few passing places and already suffers flooding due to the collapse of drains/ culverts etc due to heavy vehicles and in my opinion additional heavy traffic would only add to this problem should this workshop be used by other vehicle operators.

As I previously stated I have been involved with LGVs and am aware that with any goods vehicle repair facilities there needs to be vehicle washing facilities with adequate drainage, as this area is surrounded by a stream I assume that this will be taken into account although there is no mention of this on the application.

The area between the' Existing Dwelling House, Existing Access Drive' and B4, which is immediately in front of our property is shown as being' undeveloped area' within the Industrial Curtilage, is this not still agricultural land, I have not seen any change of use application. If the proposed development is granted there will inevitably be additional staff and visitors to the site I am concerned that this area may then become an additional vehicle park.

Whilst not objecting in principle to the proposal, as it must be safer for fertiliser to be stored in a secure building rather than in the open by a stream, I have concerns re the operation and additional vehicle movements that may develop with the proposed vehicle workshop and the additional noise and pollution that is sure to ensue.

Yours Faithfully

G.D.Lovatt