

[REDACTED]
Sent: 06 June 2025 12:01

To: Amanda.Wilkes [REDACTED]

Subject: dc/25/0362 menzies wood farm universal trailers

Dear Ms Wilkes

We are the immediate neighbours to the above application and as a result of Universal trailers recently installing a noisy generator causing a noise nuisance, we would like to reinforce my planning comments request for the similar planning conditions previously applied to DC/18/0661 and DC/07/0421 to be applied to this new similar Application.

Specifically none of the measures previously conditioned by yourselves and upheld under appeal have been generally adhered to, specifically no outdoor working, no use of power tools outdoors or maintenance of trailers etc, this to protect us and our neighbours from noise in this very quiet rural location (noting there was a noise abatement notice previously served on the site) – attached conditions referred to above

Unfortunately all the issues are made worse by working very close to our joint boundary even though the opportunity exists to work further across the large site.

We have not objected to the application being similar to the previous approved DC/18/0661 but would be very grateful for your consideration for regulatory conditioning to mitigate what could potentially become a noisy commercial industrial operation in an otherwise very rural quiet location accessed only by a 6'6" width restricted single lane road.

Kind regards

[REDACTED]

Menzies wood farm (house)

[REDACTED]

1. **DC/07/0421**

- “No servicing or maintenance of the trailers shall take place in outside areas”
- “no retail sales”

2. **DC/18/0661**

- (Pre commencement 4) “no development relating to enclosure of existing or new building **shall commence until a specific scheme and details for sound attenuation against noise emanating from the approved buildings have been submitted and approved**” etc, and “**the approved sound attenuation works shall be completed before the buildings are occupied**” etc.
- (Regulatory condition 12) “**all works and operations approved shall take place inside the new buildings and refurbished/enclosed existing central barn2 etc, with all windows and doors closed**” etc,
- (regulatory condition 14) “**no outside manufacturing activities or processes involving power tools or other powered tools or equipment shall take place at any time**”
- (regulatory condition 16) “**no retail sales including the rental of any trailer shall take place at any time** nor shall there be return by customers or their representatives of either sold or rented products to the site, retail sales includes any action or activity which normally is considered to be a part of a sales or hire process” etc.
- (regulatory process 17) “no windows or doors shall be positioned to the West or South facing elevations”
- (regulatory condition 20) “**no heavy goods vehicles (defined as any vehicle having 3 or more axles or more and with a weight exceeding 3,500kkg shall operate form the site at any time**”
- (regulatory condition 15) “No vehicles, plant or machinery shall be operated , no processes carried out and no deliveries taken or dispatched from the site outside the following times;
07:30 hours to 18:00 hours on Mondays to Fridays
08:00 hours to 13:00 hours on Saturdays
For the avoidance of doubt, there shall be no vehicles, plant or machinery operated and no processes carried out and no deliveries taken or dispatched from the site on Sundays and bank holidays and public holidays”

3. **Planning Appeal Decision APP/Z3825/W/19/3240255** provided for variations to DC/18/0661 conditions being;

- (page 3 point 2) generally reiterated the HDC condition 4, requiring submission of a specific scheme for sound attenuation against noise emanating from the of both existing and new buildings to be submitted and approved

- (page 3 point 4) “all planting, seeding or turfing comprised in the landscaping shall be carried out in the first season following demolition of existing buildings” etc.
- (page 4 point 6) generally reiterates HDC condition 14, **“no activities or processes etc, shall take place anywhere other than inside the new buildings or refurbished /enclosed existing barn, inside defined as in a workshop totally enclosed by walls/windows and doors with all windows and doors closed”**
- (page 9 points 34 & 35) relate to HDC **condition 20 prohibiting heavy goods vehicles “Condition 20 is therefore necessary to restrict such use in order to achieve safe and suitable access for all users etc”**
“condition 20 is reasonable, relevant to planning and relevant to the development”
- (page 10 point 42) “conditions preventing retails sales and limiting hours of use are not disputed by the parties and so remain in place”