






From: Alyson Van Koolbergen [REDACTED]
Sent: 09 August 2017 15:15
To: Simon Davis
Subject: Response from Sloane & Brown re BE/79/17/PL

Dear Mr Davis

I see from documents relating to BE/79/17/PL a response from Mr Brown of Sloane and Brown to your email.

Although Mr Brown responds to the various points he does not give clear answers.

1. **Stockpiles** - how many would be allowed per stack. This is not answered just a referral to a stock photo which is not how skips are currently being kept at Elbridge as they can be seen from the road-side above the fencing. Would these skips be fenced off from the public and other users of the business centre to ensure safety?

2. **Site safety** - as above re fencing.

3. **Hours of operation** - I can only assume the applicant is hoping that the hours of operation/access would be the same as hours of operation at current site. These are 0700-1800 Monday to Friday, 0800-1400 Saturdays. Hours of access at Babsham Business Centre is currently 0700-2000 Monday to Friday and 0800-1600. However these extended hours were given for a physiotherapy business which is no longer at Babsham Business Centre.

4. **Access Road** - we do hope that, in the event of applicant being successful in the planning, a condition would be made to the affect that the landlord would ensure that the waste sewerage pipe from 1 Babsham Farm Cottages to the soak-away will not suffer due to increased and heavy traffic and that any damage occurring to the pipe would be the responsibility of the landlord to repair and not the residents.

I am surprised to see that you did not question Mr Brown regarding the size of potential vehicles delivering and collecting skips on an ad hoc basis and whether conditions would be set as to minimise size of vehicles travelling along a residential lane.

There is also no mention regarding dust and mud and whether this would be cleaned on a daily or weekly basis and would the applicant be installing a wheel wash on site to keep the lane cleaner and safer for all its users.

At the current operational site there are (albeit obscured from view) signs alerting anyone entering the site that they are crossing a cycle-path/footpath. Would there be conditions made for additional signs at entrance to the lane and the business centre as the lane is residential, a cycle way and a footpath. Again I do suggest that speed-humps are placed along the lane toward the business centre and that a 20mph speed limit is introduced and upheld along the lane. Would it not be a sensible decision of the council that the current 30mph speed limit which is in place at the roundabout of the A259/B2259 is extended to include Babsham Lane and Elbridge?

Mr Brown mentions in his email of 31st July that the current operational site is full to capacity and this is why an application is in place to store surplus skips at Babsham. I do question why it is that the Elbridge site cannot be extended to store these skips as the impact on a local community is far less at Elbridge than at Babsham.

A personal response would be welcomed.

Kind regards

Mr and Mrs J van Koolbergen