[redacted]

From: [redacted]
Sent: 31 March 2025 14:54
To: Control, Development (Planning)
Cc: DevelopmentControl
Subject: Objection to Planning Application 25/00397/FUL
Attachments: We sent you safe versions of your files; Objection to classroom proposal of Mr.D Fabb.pdf

Categories: [redacted]

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Hi

Re 25/00397/FUL – Proposed reception building at Wilsons Orchard Fenside Road Warboys

I attach our objections to this proposal.

Regards

[redacted]

Long Lott Meadows, [redacted]

Long Lott Meadows, [redacted]

TO: Development Control, Huntingdonshire District Council

Planning Application **25/00397/FUL** - Proposed reception building at Wilsons Orchard Fenside Road, Warboys

Objection to Proposal of [redacted]

The proposed building is NOT in Wilson's Orchard as stated on the application but in the land surrounding their residence at Hereford House / Farm, so why is it stated as such on the proposal, which seems to us to be purposely misleading. Wilson's Orchard is north of Fenside Road and the proposed development is to the south of Fenside Road, and the application leaves the description of the site location blank.

The building could not be placed any closer to our house if they tried, maximising the impact on us. Why cannot it be placed between their house and the agricultural building where they train the bulls so that the noise emanating to us is blocked a little by the agricultural buildings. At the very least it should be sited further eastwards along Fenside Road so it is opposite the entrance to Wilson's Orchard preferably with its own access point there as well.

We will be severely impacted by noise from this proposal and have a loss of privacy as this is directly opposite our house and garden and stables. Further, as the land is higher on that side of the road they look down on us so can see everything and everywhere easily. Further our bedroom faces that access so if one of us is ill, [redacted] the noise and lights will impact our recovery as we will not be able to go to bed during the day. As they gather people/ students/ or children will talk noisily and this will also impact us both inside and outside the house. We use our garden and stables on that side of our property, just the other side of Fenside Road from this development, throughout the day from 06:30 to 23:00, and more than any other of our outside space, so the disturbance and loss of privacy to us will be considerable from this development at this siting. Also, the proposed parking could have car lights causing difficulty for cars coming up First Turf Fen Drove, which would be a safety issue. We request that at least there should be close-boarding to the north of the car parking spaces to block their car lights. We also request that further boarding be included along the north side of the building and the western edge of the parking to suppress noise coming from the development. These mitigations should be included even if the siting is moved further eastwards.

We don't see how 2 car park spaces will be enough to provide for the 20 people in the classroom plus teachers, child escorts etc so no doubt more will be added. The current proposal means they will park with their headlights shining directly at us. The cars arrive with their headlights on full beam (as there is no road lighting) and swing into the parking spaces with full beam. They also leave the site on full beam. We currently experience frequent blinding by lights from the cars parked in Wilson's Orchard, when the workers at the numerous industrial sites there arrive/ leave, wait for colleagues with their engines running, or even make phone calls before exiting the car and the lights go off. All the time the lights shine down our drive which we use to access the straw barn, feed shed

and some stables so we are frequently blinded for several minutes at a time. The current proposal will be even worse as it will shine directly into our main stable area and hay barn and garden.

Will there be security lighting on this new building as well as we already have numerous security lights from the Fabb's at Wilson's Orchard and over at Hereford House barns? None are shown on the Plan and Elevations, but we definitely don't want any pointing at us or left on all night.

We originally assumed this proposed development was going to be a third office on Wilson's Orchard, as there is already one for the grounds maintenance company and its vans, as well as the original one near us for the other businesses such as the agricultural engineering, carpenter, etc. The lack of regulation of hours for these businesses has already impacted majorly on our lives as cars arrive at all times of the day and night, including Sundays and workers choose to start hammering, drilling or welding early – say at 6am—possibly because they want to finish early for some reason, but this means we are rarely free from some noise. The vehicle wash is used for hours every day and usually all day on Saturday. It's not the sound of the water that is a problem but the reverberating sound of the electric pump, plus the extra noise as it kicks in and out as the water flow is controlled. Even the straw harvest, as the quality of the straw need not be good for burning in the power station, means that the tractors and trailers roar, and we mean roar, along Fenside Road with their trailers bouncing behind them at 3am in the morning when the dew stops the harvest. There is no consideration for residents. We already suffer from all these noises.

Due to the proximity of this proposed development to us we request that restricted Hours of operation are imposed on this development. While its stated intended use may appear to have limited operation, we request that we are protected from it becoming a 24/7 use for other purposes. We request that its use be limited as follows – not on public holidays, not on Sundays, purely for agriculture-related purposes, only within 09:00 to 17:00 otherwise, and definitely not for parties.

As this application is tugging at heartstrings saying "disadvantaged children will be coming", we expect that you will be minded to pass the application, but we cannot see why it has to be sited so close to us when a small adjustment to the location would make it more bearable for us and still give the children the experience they desire. So move it and control the noise and light impacts of it as suggested above.

In summary we object to the siting of this proposed development due to the disturbance and loss of privacy it will cause to us.

Regards

[redacted]