

Appendix 4 – Response to Objections

Objection	Comment
<p>Devaluation of adjacent properties due to living next to a wrecking yard and storage yard.</p> <p>Contamination of land due to car fluid spills.</p> <p>Fire hard to neighbouring properties due to vehicles.</p> <p>Presence of pests and vermin due to the vehicles and parts.</p> <p>Visual amenity issues due to existing vehicles and shipping containers.</p> <p>Noise issues to the moving vehicles afterhours.</p> <p>The land should be used for agricultural purposes rather than industrial uses.</p>	<p>The objectors' concerns relate to the existing conditions of the subject land, the previous application that was refused at Council's Ordinary Meeting on the 22 July 2019, and the frustration in relation to the protracted enforcement timeframes.</p> <p>The issues raised are not in relation the current application that is being assessed, but in relation to how the land is currently being used and mismanaged.</p> <p>As outlined in the Council Report, Council's Planning Enforcement Officers are still engaging with the landowner and devising and agreed plan to have vehicles and shipping containers progressively removed from the subject land.</p>
<p>Justification for the purpose of the shed.</p>	<p>The applicant has indicated that the shed would be used by the tenant of the property, and subsequent used by himself (as the landowner).</p> <p>The applicant has indicated that he is a car enthusiast, and the shed would predominantly used to store his collector cars and associated memorabilia.</p> <p>The justification appears on face value to be satisfactory, given, that the number of rural landowner have quite large shed/outbuilding that are used to store rural machinery (used to maintain rural properties) and store private vehicle collections.</p>
<p>Objectors believe that the shed would be used to store the damaged vehicles that are currently on the site and/or conduct the business that was previously refused.</p>	<p>Within the immediate surrounding area there are quite a number sheds that are similar in size and dimensions.</p> <p>The conditions that would be placed on this planning permit would be near identical to the conditions placed on the planning permit for the outbuilding located approximately 200 metres to the south of the proposed outbuilding.</p> <p>More specifically, a condition would be placed on the planning outlining that <i>"The building must not be used for human habitation or as a workshop for business, or commercial or industrial purposes in which reward is received for services rendered, or for the manufacture of any type of product for sale or reward."</i></p>

ORDINARY MEETING OF COUNCIL 2 APRIL 2020; ADJOURNED FROM 26 MARCH 2020

Item 12.15 Planning Application PA 2019/6799 - Construction of an outbuilding associated with an existing dwelling on land At 376 Leakes Road, Plumpton

Appendix 4 Response to Objections - undated

	If the applicant uses the outbuilding for commercial purposes, further enforcement action would be taken against the permit-holder for breaching the planning permit conditions.
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