

Lynbern  
Station Road  
Cantley  
Norwich NR13 3SQ

Mr Fergus Bootman  
Planning Officer (Development Management)  
Broads Authority  
Yare House  
62-64 Thorpe Road  
Norwich NR1 1RY

25<sup>th</sup> March 2013

Planning Application: BA/2013/0072/FUL

Dear Mr Bootman,

This is a revised version of the letter that I sent in last week as I have now included pertinent references to the 1997 Adopted Broads Local Plan,

My wife and I have studied the proposed application and we strongly object to the Planning Application BA/2013/0072/FUL for the following reasons:

- The new Storage Tank, by reason of its massive size and close positioning, represents an un-neighbourly form of development that would have a hugely adverse impact on the amenity of the neighbouring properties by reason of an overbearing effect.
- The massive height of the new Storage Tank with its proposed close positioning **WILL** without question restrict the early morning sunlight over the neighbouring properties and cast them in shadow due to the sun coming up directly behind the new Storage Tank. This by its very nature must be unacceptable.
- The proposal states the following:

4.2. The Screening Opinion also states that *“the main impacts of the proposal relate to the visual impacts of the proposal. It is considered that there would be minimal and localised effects only. In addition the proposed works are reversible. The characteristics of the potential impacts are not considered to be significant in the context of the Regulations”*.

How can a 50 x 28 metre high tank and an 8 metre bund be reversible? That statement we believe to be utterly misleading and wholly inaccurate.

- The statement within the proposal that says the size of the new Storage Tank is not substantial is completely preposterous!  
**It's nearly as high as the silo's**, and just think about how high they are for a moment!  
And it will be twice as high as the existing syrup tanks!

And up to 6 times as high as the existing trees – many of which they plan to cut down!

- The proposed location for the new Storage Tank is being placed right in the middle of what has been always been accepted as the natural break between the boundaries of the factory and the gardens of the properties along that part of Station Road. It brings the factory right up to those neighbouring properties.
- The proposal states that it will result in less lorry movements. This is again another misleading statement in order to make you look at it more favourably. The fact is that the syrup once it has been refined will then need to be shipped out – by lorry! And due to the immense size of the new tank, plus the increased height of the existing two, that will mean a whole load of additional lorry movements. Not less!

We firmly believe that these are justifiable and fundamental reasons for objecting to the proposal in its present form.

We believe that this proposal is contrary to the 1997 Adopted Broads Local Plan, specifically policy CAN 1 which states:

*“Development within the Cantley Sugar Beet Factory site, which is needed to meet the essential operational requirements of the factory, will be permitted provided that:*

*a) proposed development is located, where possible, within groups of existing buildings and is of a design which would minimise its visual impact, particularly when viewed from the river; and*

*b) landscaping, design, scale and materials would be appropriate to their setting in the Broads landscape and waterways; and*

*c) there would be no significant adverse effect on wildlife and wildlife habitats; and*

***d) there would be no significant adverse effect on the residential amenity of adjoining or nearby occupiers.***

Please note that last point. **“there would be no significant adverse effect on the residential amenity of adjoining or nearby occupiers”**

Clearly this proposal fails on those above points for these obvious reasons:

- (a) It fails on (a) because it is not within groups of existing buildings (and is more so because it is North of the railway line),
- (b) it fails on (b) because of the sheer size, e.g. it is twice as big as even the existing storage tanks and they are taking away the very landscaping that is there in the first place,
- (c) it fails on (c) because they are taking away landscape and wildlife habitat by removing trees etc,

(d) it obviously fails on (d) because it is taking away the amenity land and creating an eyesore right behind/ in front of properties on Station and Grange Road (and visible from elsewhere in the village) and visible from the road, as well as the increased summer season lorry movements due to the syrup being stored (and potentially brought in) to be processed after the campaign.

**In other words, this proposal is contrary to your own planning policy.**

Had the new storage tank been positioned further away from the residential properties within Station Road, alongside the existing storage tanks for example, and either scaled down from its current massive size or sunk deeper into the ground then the detrimental and overbearing effect to the neighbouring properties would have been significantly reduced.

Therefore, we ask that Broads Authority refuse this Planning Application.

Yours sincerely,

Nigel and Barbara Tuck