

## Observations and Scrutiny of Material considerations

PC discussion 3<sup>th</sup> May, made representations of

- Non Listed Asbestos correct procedures to catch the potential drifting dust
- Potential noise from the work shop now slightly closer with a doors to the properties of Manor Road
- Additional landscaping screening along the boundary facing the properties in Manor Road
- Light pollution from Security lighting,
- Working hours to be agreed (should be a condition)

We are in the hands of the planners to develop suitable conditions

Finally, 13<sup>th</sup> Oct we got a first look at the draft of conditions of which it was stated 'Noise mitigation' and 'Hours of Operation' conditions were still under review with the applicant.

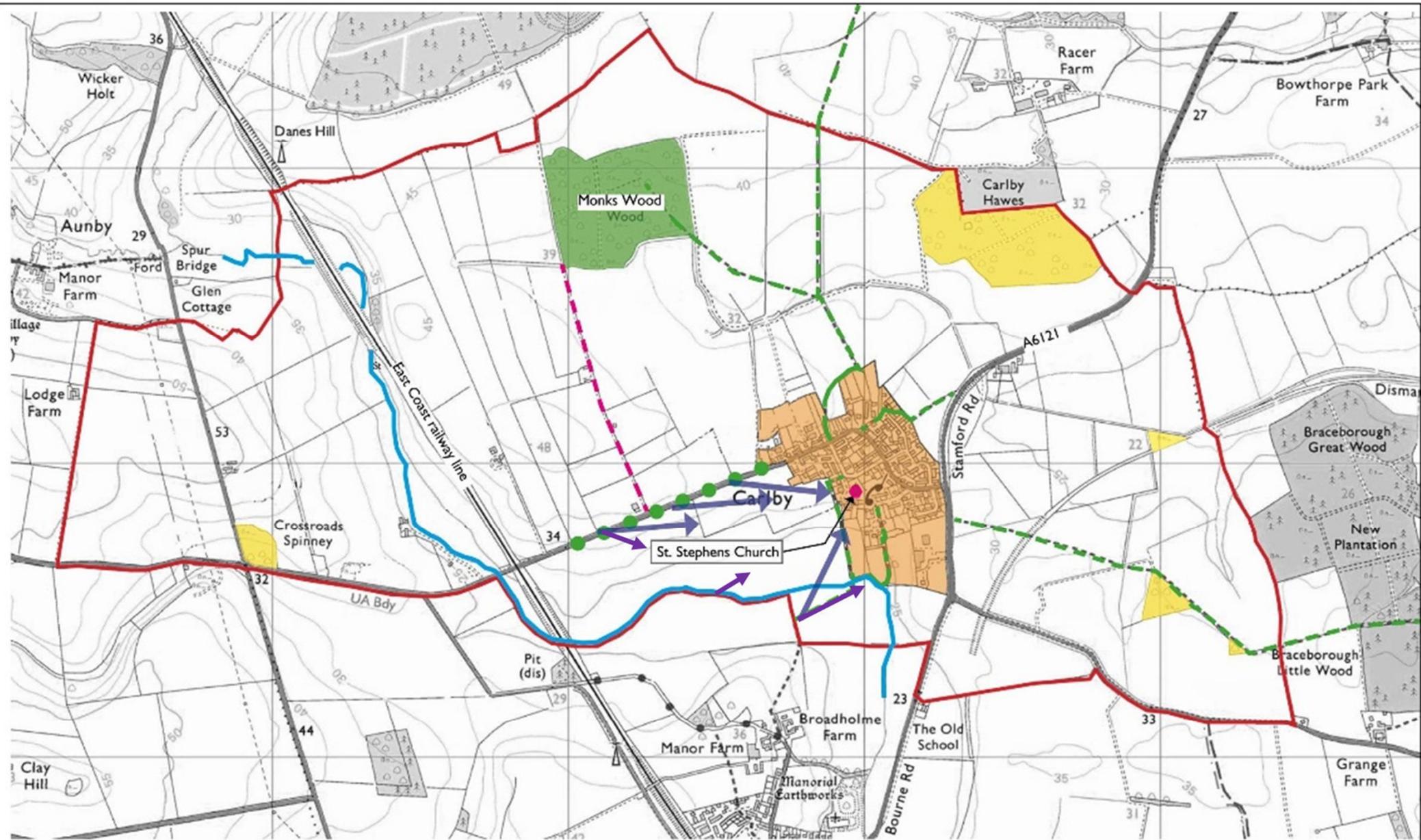
The PC met with Case officer to challenge feeble proposals, who at this stage was recommending approval

District Councillor called an urgent meeting at Grantham 7<sup>th</sup> December where the PC listed a range of issues  
This meeting concluded very unsatisfactory!

PC arranged meeting with the applicant 12<sup>th</sup> December and requested 5 contentious issues to be addressed



- LEGEND**
-  Carlby Parish Boundary
  -  Ancient Woodland
  -  Woodland
  -  Established envelope of village
  -  Public Rights of Way
  -  Permissible access
  -  West Glen River
  -  Green approach to village affording open views towards St Stephens Church
  -  Key views towards the village and St Stephens Church



# Heritage views of the village



# The proposed factory to scale and perspective









Building 1





Best view so far from the top of Essendine Footpath



The Western view of Carlby village Considered in its Neighbourhood Plan  
and being ignored by SKDC planning

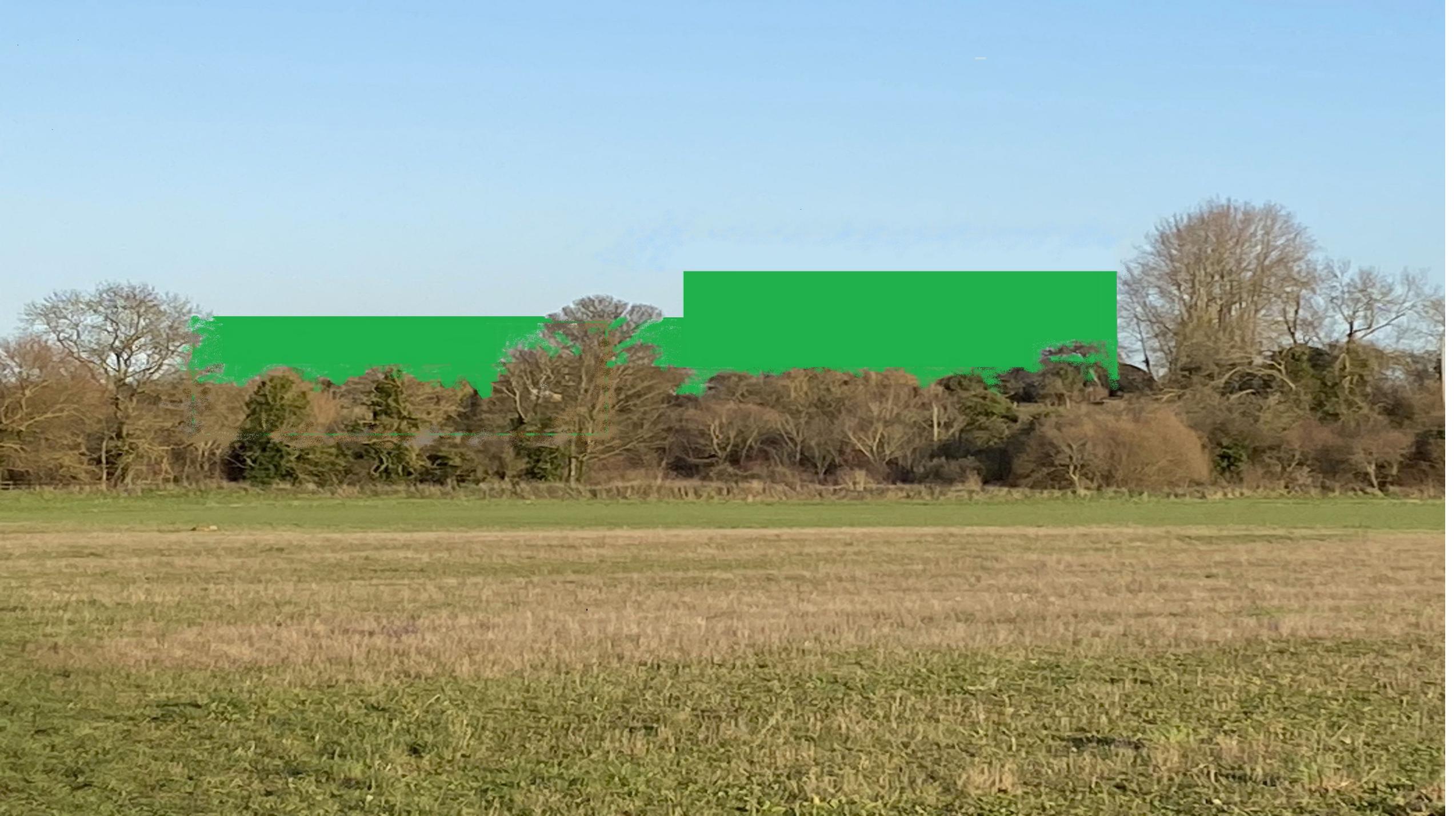


SKDC search for a planning Application S22/0538

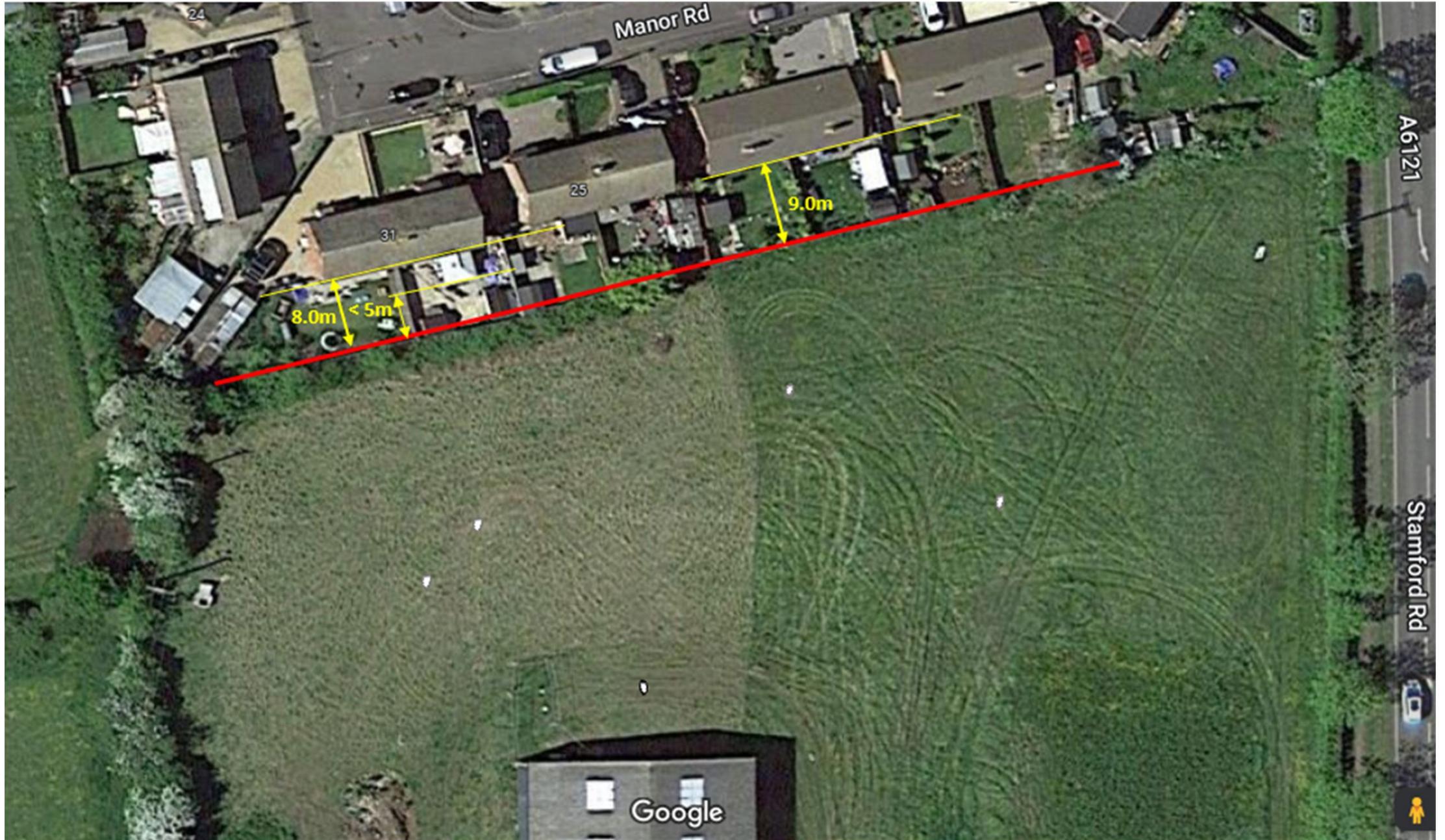
'Comment on this application' due to the impact (simulation to scale) on the amenity of the view

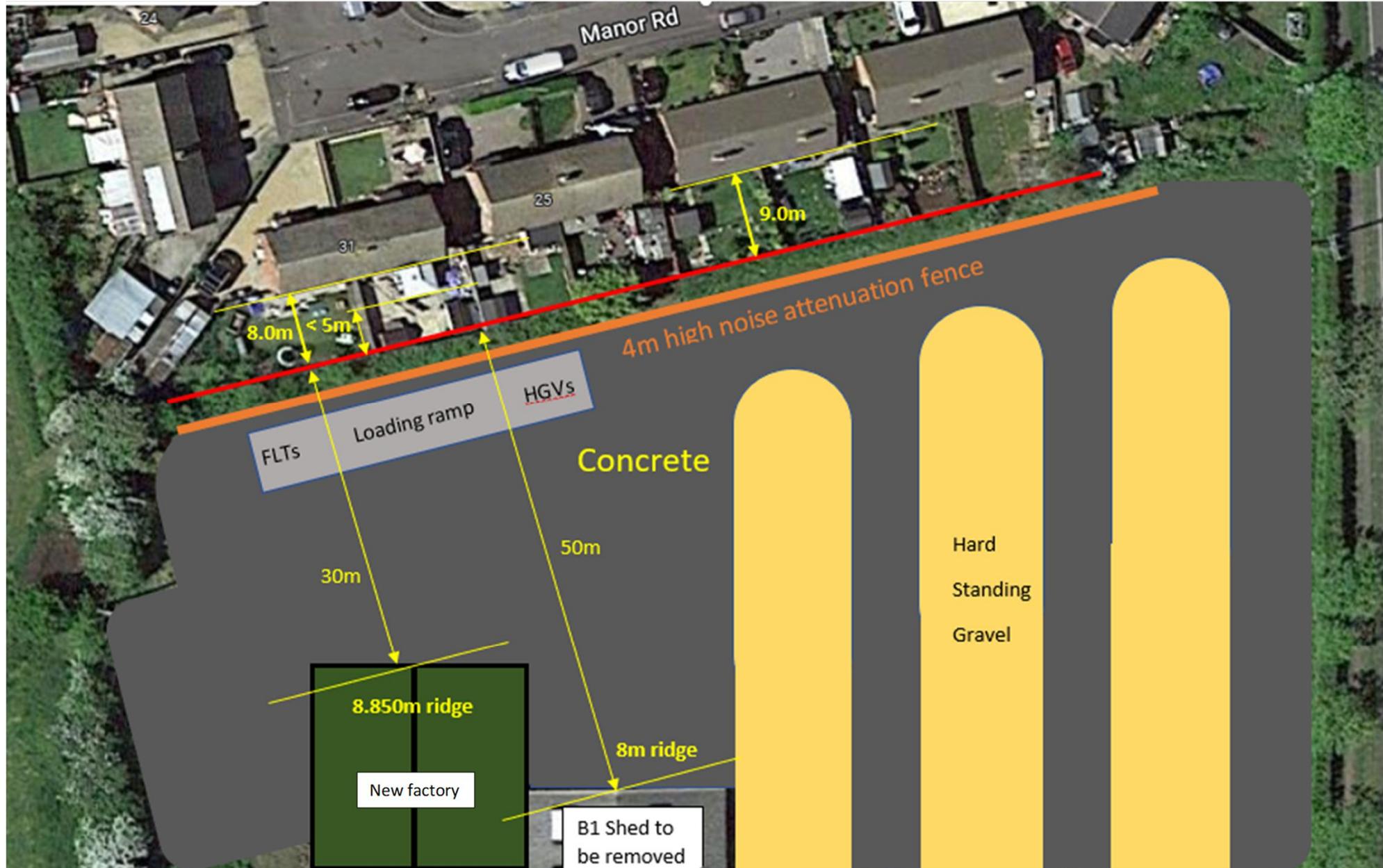




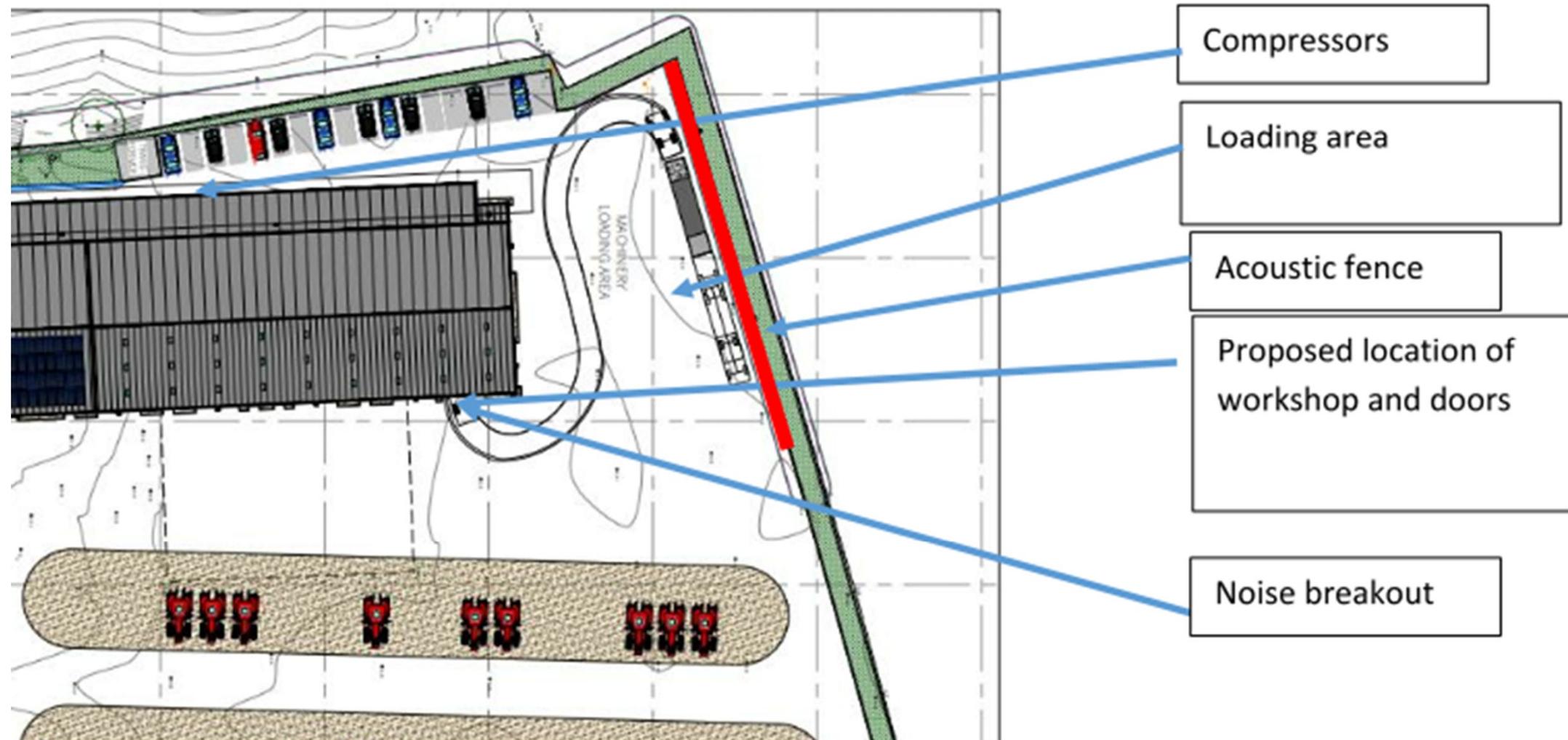


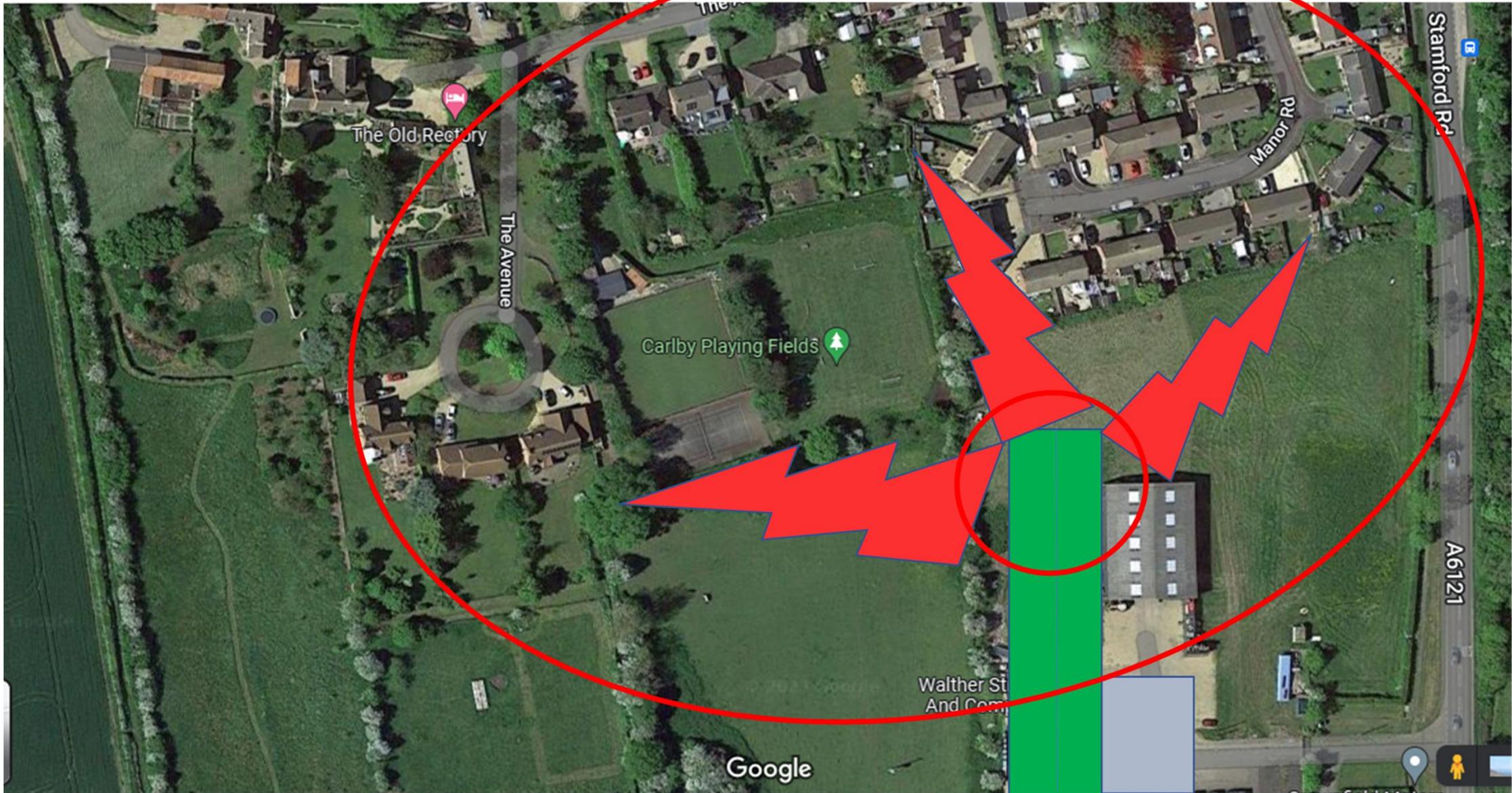
S22/0538 The illustrative sheep grazing relative to Manor Road rear gardens Note; the 'Green shed' B1 will be removed



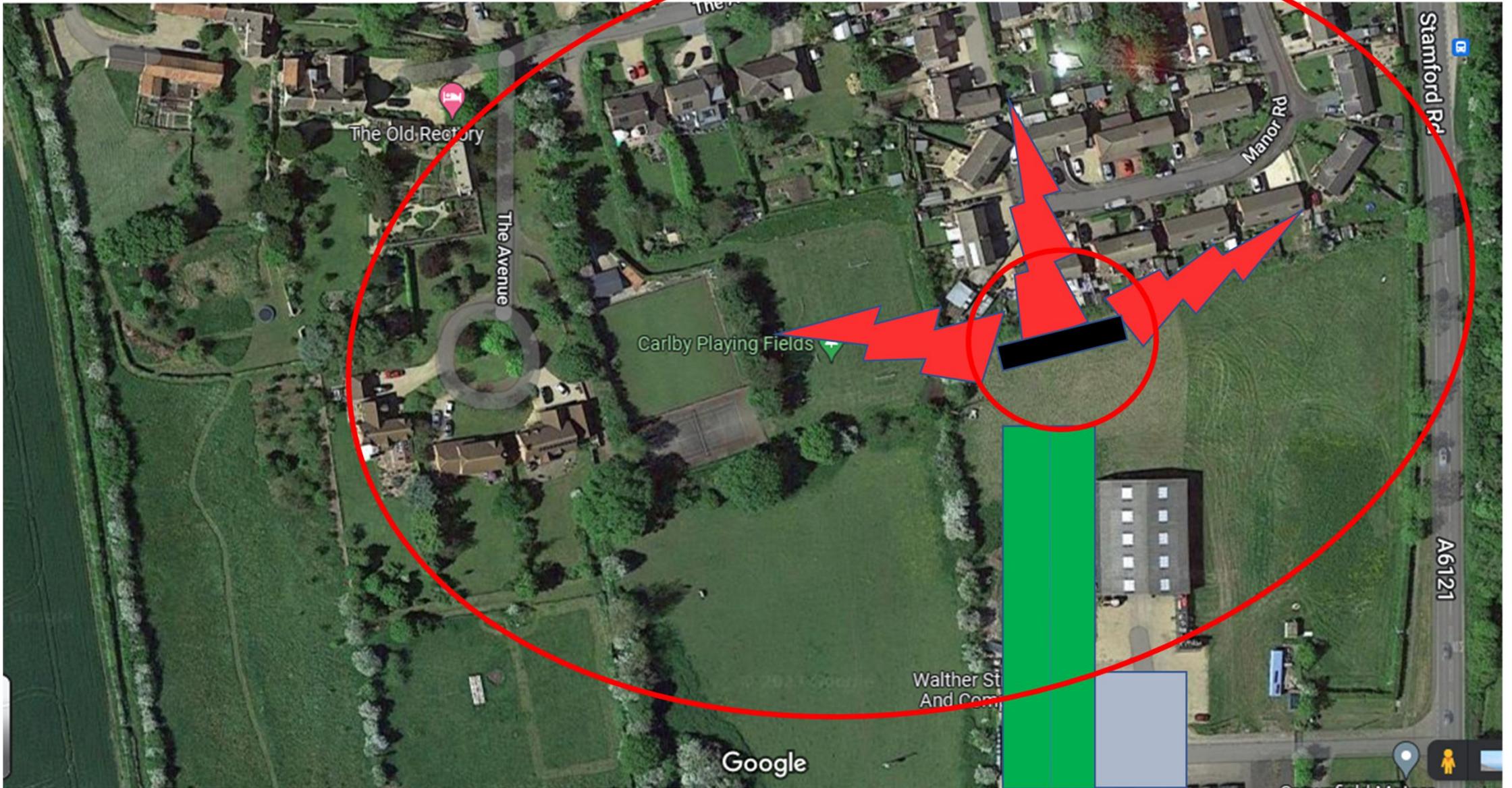


ons





If all the doors are kept close during operations, then noise should not drift as far as the red circle of potential pollution.



The loading ramp and loading area are the root cause of noise from HGVs and Fork Lift Trucks



If all the doors are kept close during operations, then noise should not drift as far as the red circle of potential pollution.

Add acoustic fence as mitigation to attenuate noise from the loading ramp and area

5 questions put directly to the Applicant

1, Scale of the very large shed, can the height of the stores area be reduced to 8.850m, as for the workshop, for the entire length of the 108.8 metres long building?

2, Noise emissions via 10 number 6x5 metre roller shutter and 7 personnel doors in the workshop. Can the roller shutter doors fronting Manor Road and the Paddocks be removed?

3, Lighting of 46 standard flood lights at 8 and 6 metres high. Can the number of lights be reduced?

4, The loading bay ramp and area abutting the boundary to Manor Road properties of HGVs and fork trucks noisy movements. Can this be moved?

5, Hours of operation (generation of noise and light pollution) be curtailed to 08:00 start? With No operations on Sundays and Bank Holidays

All impinging on the health and well-being of adjacent residents.

Health is and must be measured as it is a material consideration

27th December 2022

S22-0538 Planning Application by Agri-Linc Holdings Ltd

Concessions By Applicant

The Applicant will make the following concessions:

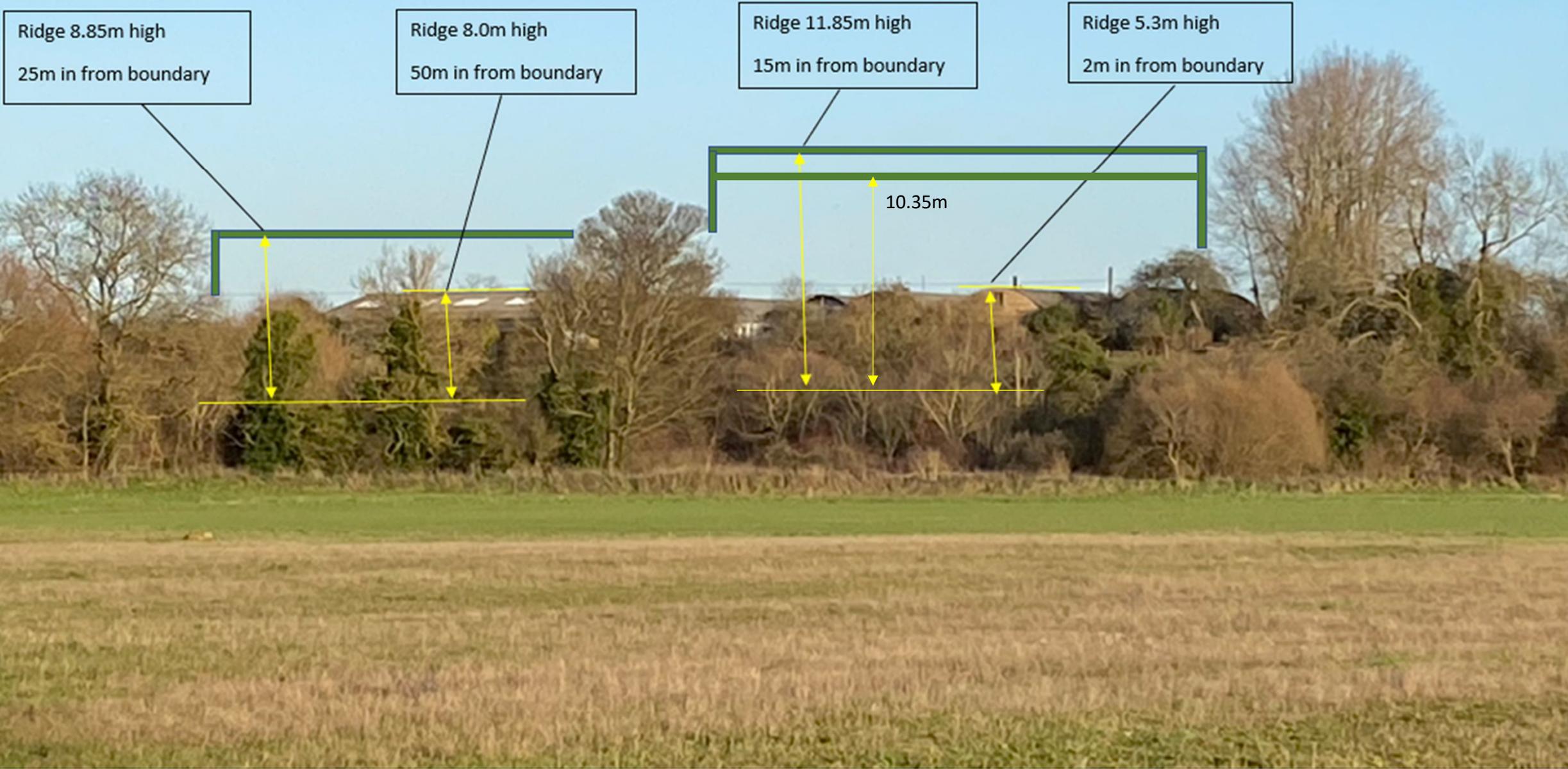
- Colour of cladding – You have suggested a green colour to the rear (west) elevation, so as to blend in with and soften the landscape view across the valley - as long as we can maintain the proposed grey colours on the front and side elevations we could concede on this point
- Question 1 on your list: We have considered and can reduce the height of the Warehouse by 1.5 metre height, from 10 metres to the eaves to 8.5 metres
- Question 2 on your list: Shutter Doors and Personnel doors. We are prepared to move the 2 shutter doors in the gable end facing the Manor Road properties to the rear elevation of the building
- Your Question 5 and 2 : Noise mitigation/Working Hours - If we can word the opening hour condition to restrict “Noisy Manufacturing processes involving High Decibel Tools/Equipment” then we could adjust the working hours to the following: \*Opening Hours: Open to the Public and the Use of High-Decibel Manufacturing Tools and Equipment is restricted to 07:30 – 17:30 Monday to Friday and 08:00 to 14:00 Hours Saturday. Sundays and Bank Holidays Closed. On occasional and exceptional circumstances where there is need to operate outside of these hours the applicant agrees to notify neighbouring Manor Road/The Paddocks residents 24 hours in advance. The applicant accepts an ongoing responsibility to mitigate noise disturbances as far as practical within the operation of the business.\*

## Noise mitigation

All measures should be imposed and actively carried out

At all times apart from ingress and egress keep the doors shut

- a) Appropriate acoustic fence (3-4m high) along the boundary of the machinery loading area (see Appendix A) to remove the line of sight and maintain the low noise level to the adjacent NSRs.
- b) Remove the ability for grinding noise to break out through open doors by adding additional screening when doors are open;
- c) Adhere strictly to the stated operating hours of the site;
- d) All plant and equipment should comply with EU noise emission limits;
- e) Ensure machinery is regularly well maintained;
- f) The use of audible alarms at the site (such as on fixed plant) should be reviewed, and where practicable, these devices should be replaced with silent or low-noise alternatives;
- g) Avoid unnecessary horn usage and revving of engines;
- h) Switch off equipment when not required;
- i) When hiring or procuring, select plant and equipment which is inherently quiet where appropriate. For example, compressors should be sound reduced models with sealed acoustic linings, pneumatic tools should be fitted with manufacturer specified silencers or mufflers;
- j) Where reasonably practicable, select quiet working methods should there be a suitable alternative with a lower noise impact;
- k) Keep internal haul routes well maintained;
- l) Minimise drop heights of materials where possible;
- m) Throughout operations the doors that have a direct line of sight to the neighbouring properties to the north will be kept closed, with clear signage to close the door when entering/exiting the building.
- n) Operatives should be trained to employ appropriate techniques to keep site noise to a minimum and should be effectively supervised to ensure that best working practice in respect of noise reduction is followed.



Proposed profile above existing buildings to scale allowing for perspective

Total length of proposed factory 108.8 metre long





