

PLANNING REF : 242575
PROPERTY ADDRESS : The Garage
: Back Lane, Spencers Wood, Reading, Berkshire
: RG7 1YG
SUBMITTED BY : Miss Stephanie Meakin
DATE SUBMITTED : 04/11/2024

COMMENTS:

I would like to appeal against the proposal of additional working hours for unit 7/8 on the following grounds.

Under the proposal by Freeths they mention how the opening and shutting of the shutters will be minimal however I do not believe this to be the case. Unit 7/8 back right onto the rear of my property where my children sleep, and we are able to hear the shutters going up and down first thing in the morning and last thing at night.

Currently the shutters are never down and the tenant Holmes and Dodsworth continue to play music in the warehouse. Evidence of this has been submitted to the WBC and Environmental. I do not believe that Holmes and Dodsworth would ever change the set up that they are currently using.

Currently the plant machinery being used throughout the day and night can be heard rattling around along with the reverse beepers from the forklift reversing. As Holmes and Dodsworth are loading and unloading steel we also have the continuous noise level from steel being dropped onto the floor. I have witnessed the steel rolling off the end of the forklift forks at waist height when trying to speak with the manager of Holmes Dodsworth regarding the level of noise but the reaction from him was that he could not be less interested. This currently happens from 5am onward up until 23.00hrs. Although this unit has working hours from 7am until 18.00 Monday to Friday and 7am until 12.00 these hours are continually being ignored by Holmes and Dodsworth.

It is stated that the vehicle will drive into the unit however even if this vehicle drives in, we will still have the reverse beepers from the vehicles reversing out of the unit and no matter which way you put the lorry into the unit we will have reverse beepers regardless. From the paperwork submitted by Freeths this will be approx. 6 lorries after 17.00hrs add this to the noise of these vehicles being unloaded even with the doors closed we will still be able to hear all of this and during the summer months when the windows are open this will be even worse.

Due to the construction of this site the units are based on either side of the roadway that runs through the middle of the site. The noise rebounds off the other buildings hitting mine and my neighbour's property but also the properties at the entrance of the site. Due to the working hours that are being requested I believe nothing can be done to reduce this noise level as the site is not set up for this heavy industrial use.

The document also goes on to imply that employment opportunities will arise from these extended hours however I cannot see how this is possible. As previously explained although this site has working hours imposed on them, they are completely ignoring these hours at present and working the hours that are being applied for in this planning application. These positions are already filled by the

employees currently doing the job.

It is mentioned that the site is on the local bus route however the earliest the bus would arrive outside the site would be approx. 06.10 and the latest being 22.57. The bus would arrive well after the start of operating hours and employees would have no way of getting home at the end of the shift should they be reliant on the bus. This particular industrial estate is in a very rural setting with roads already bursting to capacity we do not need more vehicles coming through the village.

Freeths inform that letters were sent out to residents however I do not class 4 residents as being adequately notified. I contacted all residents that were adjacent to Heron industrial estate which resulted in 10 local residents also being very disgruntled with the level of noise coming from the Holmes Dodsworth site and the intention of extending the operating hours.

Freeths refer to Heron Industrial Estate as a light industrial unit which I agree with however the tenant in unit 7/8 Holmes and Dodsworth are not light industrial they are heavy industrial. As per the explanation given by Freeths Holmes and Dodsworth intend to bring 6 lorries each day after 5pm each carrying 10 tonne of steel in unit 7/8 this is not inclusive of the deliveries they have during the working day. This steel is then distributed back out. How can 60+ tonne of steel a day be deemed as light industrial? Over the course of a year this equates to 15,660 tonne this is not light industrial this is heavy. Taking into account that they intend to grow the business this will only increase more over the years to come. Holmes and Dodsworth in my opinion are the wrong tenants for this industrial unit especially when there are more suitable units available with better links to the M4 and also 24 hour working.

The owners of Heron Industrial Estate Hallway Properties Ltd purchased this site knowing what the working hours of the site were. The tenants that are in these units also signed into contracts knowing the working hours. I find it difficult to understand why now these hours are trying to be changed when no consideration regarding the effect it will have on neighbouring properties. These companies are only looking to line their own pockets without taking into account the noise and lack of sleep it is having on people's mental health. I have been complaining about the ongoing noise for well over a year now with no action being taken when trying to speak with the company owners Holmes and Dodsworth.

Referencing the second noise assessment my children made me aware that somebody was putting what they thought was a camera higher than our fence line. When I spoke with the person over the fence, they confirmed they had been instructed to complete a noise assessment for the site. I did inform the person erecting the noise microphone that being hid behind the tree foliage and also the static vehicles that are always parked to the rear of my property a true account would not be obtained. However, it is in my opinion that Hallway made its tenants aware of this noise assessment as the couple of days it was in situ the noise level dropped significantly outside the working hours.

Working hours adjustments have previously been applied for unit 4 temporary 24 hour working application number 010417. This application was refused on the following grounds of "the proposal which includes vehicle movements, would cause unacceptable disturbance to nearby residential properties". I believe this to still be correct if not more so now as there is more residential properties than when this application was refused in July 2001. The current working hours of Monday to Friday 07.00 - 18.00 and Saturday 07.00 -12.00 were approved in 1980 they have worked sufficiently for 44 years and I cannot understand why these should be changed for the likes of one tenant.

I feel this application should be refused as the main point that has not even been mentioned by Freeths is the effect this is having on my children and most likely other children that are within the vicinity to Heron Industrial Estate. My children are continuously being woken from 5am and when going to bed at night are again being woken that's if they manage to get to sleep before 23.00. My daughter is in her last year of junior school where she needs her rest to be able to prepare for SATS, but not only this how is a child supposed to survive on only 6hrs sleep a night? Both myself and my neighbour's children sleep in the bedrooms to the rear of the property we thought they were just awful sleepers until it became apparent the reason they were waking so early was due to the ongoing noise level from Holmes Dodsworth. Recently I have swapped rooms with my son and after only 3 nights I felt exhausted and had ulcers in my mouth through lack of sleep and the stress of listening to the ongoing noise level from Holmes Dodsworth. The impact that this is having on mine and my children's mental health needs to be taken into account. This company has no regard for the neighbouring properties I have tried in the past to speak with them regarding the level of noise but it fell on complete deaf ears which resulted in me contacting the council. It should also be noted that although this company along with the rest of the industrial estate has working hours on them Holmes Dodsworth have continued to ignore the working hours and proceed to work the hours being applied for 05.00 - 23.00. They have been reminded by members of the council, environmental and Hallway they should not be working outside these hours however they have ignored all and continued to do as they please. I believe by approving the hours 05.00 -23.00 this company will only get worse and pay no attention to the level of noise, vehicle movement or working hours like they have been continuing to do for the past couple of years.