

Item 12.7 Planning Application PA 2016/5303/1 - Use and Development of the Land for the Sale of Christmas Decorations and Christmas Themed Products (Market) with Associated Car Parking in Conjunction with the Melton Christmas Tree Farm At 319-391 Leakes Road Plumpton

Appendix 4 Response to objections - undated

<b>Objection</b>	<b>Comment</b>
The proposal will cause traffic and safety issues on Leakes Road and Melton Highway.	The proposal is likely to generate an increase in traffic. However, this increase is unlikely to cause any traffic or safety concerns along Leakes Road and Melton Highway. Council's Engineering Department and Vic Roads have not raised any issues with the proposal in terms of traffic and safety impacts on Leakes Road and Melton Highway and have not requested any works be undertaken to these roads.
Unreasonable impacts on nearby properties such as noise, rubbish and vehicle activity.	The proposal is unlikely to cause any adverse impacts on the amenity of adjacent or surrounding properties in terms of noise, rubbish and vehicle activity. Conditions can be included on the permit in relation to noise, hours of operation and waste collection to ensure any impact is minimal.
Hours of operation are not clearly stated.	Hours of operation are 9am-3pm every Sunday (September to December each year). The hours of operation for the proposed use are considered reasonable.
Gravel and dirt/mud on the road	The proposal is unlikely to result in gravel or dirt/mud on the road as there will be no change to the vehicle access arrangements on Leakes Road.
Loss of property values.	This is not a valid planning consideration and no evidence has been provided to support this ground of objection.
The proposal will adversely impact on the rural living and agricultural uses in the area.	The proposal will complement the existing rural living and agricultural use and activities occurring on adjacent and surrounding properties as well as non rural uses (quarry, materials recycling facility and Leakes Road Tourist Precinct) located in the area
The proposal would create an eyesore to the street.	The proposal will not create an eyesore to the street as the market will be operating from one of the existing sheds and no new buildings or works are proposed as part of this application.