

NED/20/00484/FL – Ashover Hay

Speech Provided by Martin Howe

Proposed building for tractor, implements and log store at barn adjacent to Walnut Barn, Ashover Hay

I will confine my comments to planning matters and factual references.

Mrs Cartwright's report lists 5 planning applications on this site.

This application makes 6 out of a total of 19 recent development applications put before this council by the applicant.

An application for a tractor store & stables on this site was granted on 17 Jan 2017.

Condition 3 of that permission states categorically no structures should be allowed on the land connected to the application and quoted policies GS6, NE1, NE2 and R9.

Unfortunately, the Tractor Store and Stables was not built as per the approved plans and from day one it was used as a domestic garage and store...and is still being used as such.

3 years to the day later...application was made to convert this three year old Tractor Store and Stables, in perfect condition and in full use (albeit as a garage) to an extended 4 bedroom dwelling.

This was also granted with conditions attached by Mrs Cartwright referring to fears of overdevelopment should any further development be applied for on this site.

This site is in fact full and the only option left to the applicant in order to continue development is this greenfield site and 12 weeks later this application for a further Tractor Store and Stables was made.

Numerous amendments and even a change of title followed with the pretence of horses only being dropped on the very last day when final revised plans were submitted.

It would be very strange for people who have chosen to live in the countryside to object against the building of an agricultural building of proportionate size and construction, which is justified and which has been proven to be required by the applicant.

What I am objecting against is that this proposed building meets none of the above criteria.

The building will be within 20m of my boundary, not 46m as in the report, and will impinge upon my privacy and enjoyment of my property.

In addition, the existing tractor store and stables is 5m from my boundary and, when converted to a dwelling, will have an upstairs window directly overlooking my house.

There is no justification or need for this building and therefore no merit in permitting it's construction.

Remember, the applicant has already claimed justification once on this site that a similar building was required and has used exactly the same attempted justification for this building.

That building was constructed like a house with cavity walls, used initially as a garage, and now will be a house.

That is not supposition or a probability...but fact.

There no tractors or farm implements on this site, either now or in the previous 3 years when the previous building was available for that purpose.

Guidance says I must not talk about the possible future development of this building.

However, if built at all, I can say what I think this building WILL NOT be, and I think it will NOT BE a tractor, implements and log store (Amended Plans) (Amended Title)