

NED/20/00484/FL – Ashover Hay

Speech Provided by Alison Sparks

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

I submitted an objection, and also a revised objection. I made 3 points:-

1. I asked: Is it domestic? Is it agricultural? Is it equestrian?

And I still ask the same question.

The “log store” part of this application sits within the curtilage of the proposed 4 bedroomed house (“Hay Up”), (*Planning Reference 20/00044/FL*). This piece of land was sub-divided from Walnut Barn (*a domestic dwelling converted from a barn: Planning References 13/00001/FL and 13/00379/FL*). This has been domestic land since 2013.

The “tractor store” part of this application sits on land which is outside the curtilage of the planned 4 bedroom house. (*The land for the “tractor store” is subject to planning reference: 16/01277/FL: mixed use building for “tractor store and stables/tack room with change of use of land to allow keeping of horses”*). The land on which the “tractor store” part of this application sits is no longer agricultural either and has not been agricultural since change of use was granted in 2016

Land with planning permission for the keeping of horses, and land which is agricultural are mutually exclusive, (unless you are keeping plough horses on agricultural land). None of the land in this application is agricultural.

2. Historic Context

The proposed building would be detrimental to an historic landscape and would be contrary to Policies AP11, (protection of ancient enclosures and overall visual intactness), AP13 (field boundaries and settlement patterns), and AP16 (dry stone walls) of the Ashover Neighbourhood Plan, a material consideration.

The proposal is to straddle and thereby demolish part of an existing dry stone wall, which can be an important habitat for protected species such as newts and amphibians. This dry stone wall illustrates post-Mediaeval and/or C18th or C19th pattern of field enclosure and is an historic demarcation between the buildings in the “ribbon” development of Ashover Hay, all close to the road, and open land in the enclosed fields behind that “ribbon”. This development will affect how the historic landscape is “read”.

From The Hay looking eastwards, and from the public footpath higher up on the whaleback itself, the view will be directly down upon the development, it will also be very apparent from the footpath by the side of Walnut Farm, and from Hay Lane. All these views of the historic pattern of settlement would be altered by the development jutting into the open, green field. From Stonerows Lane the fields are seen from below (looking up to the west) and the historic boundary between hamlet and fields can clearly be “read” and would be

spoiled by encroachment on the open, green field.

3. Visual intrusion into the landscape

It would be contrary to Policies AP11, AP13 and AP16 of the Ashover Neighbourhood Plan. The Officer report confirms that “Due to the open nature of the site and surrounding topography of the land, the building would be visible both locally and for far reaching views across the valley. [...]”.

From The Hay and from the whaleback you would look straight down upon it, and see it jutting into the open, green field. From Hay Lane and from the path by Walnut Farm you would see it jutting into the green, open field. From Stonerows Lane you would see it from below, jutting into the green, open field. None of this would be mitigated by “construction at a lower level”.

From all angles, and from Stonerows Lane especially, it would change the visual perception of the settlement “ribbon”; the perception would be that the settlement was starting to “creep” down the hillside, damaging that visual context.

I would ask that the Planning Committee conduct a site visit, looking at it from The Hay, the whaleback, from by Walnut Farm, from Hay Lane and from Stonerows Lane.

A. Sparks