

NED/20/00484/FL – Ashover Hay

Speech Provided by Susan Howe

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

There are any number of valid planning reasons to refuse the further development of this site into a greenfield / countryside setting.

The Ashover Neighbourhood Plan has been adopted by NEDDC and is now the bedrock of their planning policy for Ashover Parish.

The government statement on this says the establishment of a plan gives local people the opportunity to have their say in local development.

On two occasions, over 30 local people plus the Parish Council have voiced concerns, and indeed, some of these are based on previous development on this and other sites operated by the applicant, and these concerns do appear in Mrs Cartwright's report.

In addition, all the following policies are quoted as being material to the decision making process.

GS1 Sustainable Development GS6 Open Countryside
NE1 Landscape Character
NE2 Special Landscape Area
NE3 Protecting and Managing Features of Importance to Wild Flora and Fauna
NE6 Development Affecting Nationally Rare Species
BE1 General Design Principles
CSU4 Surface and Foul Water
T2 Highway Access and the Impact of New Development

SS1 Sustainable Development
SS9 Development in the Countryside
SDC3 Landscape Character
SDC4 Biodiversity and Geodiversity
SDC11 Flood Risk and Drainage
SDC12 High Quality Design and Place Making

Having looked at the above policies and also having read Mrs Cartwright's report, it seems the decision to Conditionally Approve is based only on the fact that there is a certain landholding.

It seems that an applicant does not have to actually own a tractor or farm implements or prove agricultural activity to gain planning permission for such a building on a greenfield site.

Importantly, the eLP policies SS9 and SDC3 seek to safeguard the countryside from inappropriate development.

Conditions will be attached but who will ensure that these conditions are enforced?

It has been shown on this site not 20m away that conditions attached to the first building were not enforced.

Will conditions be strong enough to ensure that applications for change of use, extension, hard standing, lighting etc will not be considered.

If the council planning department cannot ensure that their conditions will be met then refusal is the only option.