

NED/20/00484/FL – Ashover Hay

Speech Provided by Ian Goodwin

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

It is noted Councillor Armitage has requested the application be considered by members **due to the impact on the landscape.**

In assessing this application it is crucial that members are made aware that the site location plan, attached to the Planning Officer's report, is wrong. It shows the **initial proposal** with a footprint of 14.2m x 8.1m. The proposal has been significantly reduced to a footprint of only 6.6m deep x 6.3m wide. Paragraph 2.8 incorrectly measures the building at 6.6m deep x 6.8m wide. It is 6.6m deep x 6.3m wide.

To put this into some form of context, it may help members to visualize a single garage sized building on a landholding of 2.5 acres. Paragraph 8.8 confirms this is a reasonable amount of land to justify the proposal.

Paragraph 8.11 also notes that the building will not protrude any further into the open countryside than the neighbouring agricultural building at Walnut Farm (not Hay Farm).

It is sad that the immediate neighbours have enlisted an army of people from far and wide in order to try to stop this modest proposal. Whilst at the same time Hay Cottage are in the process of major building work to alter a 3 bed house to a 5/6 bed house. Hay House have previously converted an outbuilding and sold it on as a detached dwelling.

Desperate comments have been made about the wildlife and small garden pond at Walnut Farm. This pond was made approximately 3 years ago by the previous owner, it is rubber lined and has a plastic heron. It was stocked with goldfish and is **upstream of our proposal.**

Hopefully members will be able to agree with the recommendation of their own Planning Officer and grant planning permission.