

NED/20/01137/FL – Holmesfield

Speech Provided by Maureen Greenland

Demolition of existing buildings, and conversion of existing buildings, to form single dwelling, restoration and retention of ancillary buildings, erection of four new dwellings with associated landscaping, parking and access, all formerly used for livery business (resubmission of 19/00786/FL) (conservation area/affecting the setting of a listed building/affecting a public right of way) at Cartledge Hall Farm, Holmesfield.

Cartledge Hall Farm

Last June, as you know, a very similar application to this one was unanimously rejected by Councillors as being inappropriate development of a Green Belt and harmful to the intrinsic character of a Conservation area.

Nothing has changed since then, except for very minor modifications to the proposed houses. The farm is still in a Conservation Area and the Green Belt hasn't moved. The case for 'Very Special Circumstances' that would allow building on the Green Belt is dubious and insubstantial. It's invalid because there is no evidence to support the notion that the only way to restore the historic buildings is by building new houses. There are no financial or practical details to show how it could be achieved, or when, or by whom. Both our planning consultant, Eric Telford, and Lee Rowley M.P. have strongly emphasised these points.

Other serious objections have been glossed over in the Officers' planning report. In particular:

- the legal status of the footpath, and the implications for walkers if it became a road;
- the incongruous style of the proposed houses and their elevated position;
- the inadequate parking spaces and the lack of extra space for additional vehicles to manoeuvre and park;
- the dangerous blind junction on the road to and from the farm;
- the difficult access within the farm, along a bendy single track and up an awkward slope; and
- the proposal for street lighting, where Cartledge Lane residents have voted for darkness.

The old farm is not the place for a mini-suburb, complete with hedges, gravel paths and probably trampolines and summer houses - and who knows what other further development in the future? Increased traffic is a real worry.

There has been no consultation with local people, and no sympathy for their fears.

This scheme is ill-advised and impractical; above all, the plan to build on the Green Belt is unjustifiable. It has to be firmly refused, as it was before.