

NED/20/01137/FL – Holmesfield

Speech Provided by Maureen Turner

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.

Chairman and Members

You refused a planning application for virtually the same development in July 2020 and since that time minor amendments have been made which tinker around the edges but fail to change the fundamental policy objections.

The Planning Officer accepts the development is contrary to the Green Belt policies. The only changes are the width of the houses, the number is the same and while the width of some of those houses is reduced they have been increased in depth and two have been increased in height.

The very special circumstances put forward are only to ensure the historic buildings are retained. However planning case law requires this form of enabling development, where the proposals are contrary to planning policy, to be supported by financial appraisals to show that without the new housing, the development of the historic buildings is unviable. No such appraisal has been submitted. This document relates to enabling development yet it has been ignored. (*Hold up copy of Enabling Development and Heritage Assets*)

The historic buildings can be retained and developed as houses without the new housing and I am sure would comply with all your policies. The public interest can be preserved without the new housing.

Car parking remains an issue to which the Highways Department have registered an objection to the shortfall, only 11 spaces are available for 6 dwellings, some of which are unusable and there is no visitor parking.

The access to and from Millthorpe Lane is already dangerous without further development. Highways have not objected because they have been misled into thinking the equestrian centre could re-open. No such equestrian centre ever existed as the former owner of the site has confirmed.

The proposals are urban in character and are not appropriate for an edge of village like this.

The development remains contrary to Green Belt policy with no justifiable very special circumstances. It does not preserve or enhance the conservation area or the natural environment.

The developers have lodged an appeal against the previous refusal and if you approve this application you will find it impossible to make a sound case to defend that appeal. You will end up with the scheme you have refused being allowed on appeal.

Please stick by your previous decision, do not be misled and refuse this application for the same reasons.