

PLANNING COMMITTEE

19th August 2015

ADDITIONAL PAGES UPDATE

**AVAILABLE FOR PUBLIC INSPECTION UNDER THE PROVISIONS OF THE
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

The attached pages supersede those printed in the "*Schedule of Applications for Consideration and Decision*"

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Adverse Impacts Outweigh the Benefit

HARMS	BENEFITS
<p>Overlooking The proposed property is in an elevated position, close to the neighbouring cottages. In direct line of sight from upper floors. It creates an overbearing imposition for existing residents, especially from the ground floor and gardens.</p>	<p>One house – positive , but insignificant, contribution to planning targets utilising 'infill'</p>
<p>Loss of view Although thoughtfully designed, the property will impede the existing residents' views of the trees and surrounding landscape.</p>	<p>Windfall profit for the Applicant</p>
<p>Highway obstruction The plan makes no provision for placement of bins for collection. The bins cannot be placed on the private land which forms LFC, the remaining option is to place them on the public highway – a narrow winding lane with restricted views and no pavement for pedestrians. This is clearly a danger and directly contravenes local highway regulations. Inability to deliver/remove building materials via the grounds of Lower Farm Cottages, workman will have to lift materials over the boundary wall from Lower Street, the narrow and winding main route and bus route in and out of the village. The Applicant has told us that this is his intention.</p>	
<p>Safety hazard to residents With severely restricted view for drivers exiting the proposed property, (thick, tall conifer hedge and substantial double wooden gates opening inwards) there is serious risk of of an accident involving neighbours, their children / grandchildren.</p>	
<p>Loss of amenity Whilst not directly a reason for declining the planning application, the residents have every reason to believe that the Deed also provided them with protection against future development. This should be given great weight in the Committee's deliberations about loss of amenity and unfairness of the Applicant's presumptions of rights.</p>	
<p>Civil disputes We anticipate continual disputes with the Applicant concerning unauthorised trespass on our private property: workmen and other guests parking and/or delivering materials; the applicant and / or guests roaming across the residents' gardens which are deliberately kept to maintain a communal atmosphere, and a peaceful, tranquil environment. Importantly, the gardens afford easy access to an unguarded river. The issues regarding the Deed of Covenant are unresolved – we demand a full explanation of the Council's reasons for choosing not to enforce its contractual rights. We strongly dispute the Council's arbitrary assertion that 'the circumstances have substantially changed'.</p>	
<p>View from the highway Instead of the existing boundary hedging and established trees and bushes, which screen the the existing cottages from sight, the view will be replaced by that of a new house, spoiling the character and nature of the main route into the village.</p>	



