

Sandon Parish Council

Advance Planning Briefing Notes for consideration at meeting of Sandon Parish Council Wednesday 6th May 2020

20/00804/FP | Change of use of redundant agricultural building to one 3-bed residential unit with all associated building works. | The Carriers Green End Sandon Buntingford Hertfordshire SG9 0RQ

This is the resubmission of an application that was considered by Sandon Parish Council in April 2019. Relevant plans of the application submitted in 2019 and now in 2020 are attached to these briefing notes.

To assist Parish Councillors the application in 2019 was objected to by Sandon Parish Council and was refused by North Herts District Council and copies of the planning officers notes and decision notice are also attached.

Comment submitted date: Wed 03 Apr 2019 by Sandon Parish Council

Sandon Parish Council discussed the application for the change of use to the building at The Carriers on Tuesday 2nd April and resolved to OBJECT on the basis that we would question the status of the building in the application as an agricultural building and whether the building has ever been in genuine agricultural use as properly defined. The proposed new dwelling is well outside the village envelope and in an unsustainable location. Moreover, the proposed change of use to the building and associated land to residential use would result in a change that is inappropriate in a rural area.

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A new application has been submitted that includes further clarification about the access to the property and it has been noted that the access to the proposed new dwelling will in fact be via the green lane that runs alongside the property between Carrier and Green End Farm. This is not a designated highway, has no formal use and is not registered as owned by anyone. This access is in fact used by multiple local people both on foot and by horses and this use has existed for very many years without anyone seeking to stop this use until in very recent years the owner of Carriers has sought to stop riders using it.

It is an overgrown muddy lane and clearly has not been used by vehicles on any basis regularly and certainly not as a residential access to a residential property.

This use of the lane would also I would imagine adversely affect the residential enjoyment of Green End Farm.

To enable the access lane to be used as a vehicular access to a dwelling would require it being widened, a significant amount of loss of trees and vegetation and resurfacing as the track is not capable of vehicular access.

In terms of the current application as submitted I see no changes in the details of the application or information provided that we objected to in 2019 that would change our reasons for objection in 2020 apart from potentially there being an additional reason for objection in the proposed use of the green lane rather than the use of the existing drive to the Carriers dwelling to which the Parish Council had no objection.

BW to advise further about use of the access.

Application Reference 19/02965/FP: Erection of stables, hay store and tack room building (as amended by plans received 9th April 2020). | Land At Gannock Thatch Gannock Road Sandon Hertfordshire

This application was submitted at the end of 2019 and was the subject of consultation by Sandon Parish Council in January 2020. The following comment was submitted to NHDC in February 2020 following the Parish Council meeting.

Sandon Parish Council: Consultation Date: Mon 10 Feb 2020

Sandon Parish Council wish to object to this application for the following reasons:

- 1.Sandon Parish Council feel that the size and scale of the building along with a new access track as proposed is wholly inappropriate situated in the open countryside.
- 2.Sandon Parish Council believe there to be inaccuracies with the land ownership plan showing the extent of the property owned at Gannock Thatch.
- 3.There has a recent proliferation of buildings on what is believed to be the greater extent of property owned at Gannock Thatch and there is significant risk for such a large building and new access track as proposed to be built in the open countryside to be separated from the balance of the property and sold as a separate entity away from Gannock Thatch in the future
- 4.The application needs to show the full extent of property owned and there needs to be a link between the building as proposed and the remainder of the property at Gannock Thatch to avoid the new building being sold separately.

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A revised plan has been submitted for the proposed stables and I attach for simplicity the original plan as submitted and the revised plan.

These revised plans show a significantly reduced range of stables, tack room and hay barn that appears to far more in keeping with the rural location. It is however still proposed to access the proposed buildings via a separate access track. There is still a risk of the property being sold away separately but it is no longer of such a large scale.

The revised plans show the existing stables and the question should be asked as to what the plans are for the existing stables to ensure that these do not get reused for another use that could lead to further accommodation for the property. Should the stables that were built in relatively recent times be required to be removed from site?

I note that there were two objections from close neighbours on the basis of the original plans submitted based upon the visual amenity, scale of proposed building, parking, access and hard standing, lighting. These objections do not appear to have been updated as a result of the amended plans.