

3 Green Lane
Ashwell
Baldock
Hertfordshire
SG7 5LW

08th January 2025

Attn Ms Melissa Tyler
North Herts Council,
By email melissa.tyler@north-herts.gov.uk

Dear Ms Tyler,

Your Ref:- 24/02214/FP

Full Planning Permission: Erection of two 2-bed dwellings, three 3-bed dwellings and two 4-bed dwellings, with associated access, landscaping and parking.

Land on the north west side of Green Lane, Ashwell, Hertfordshire, SG7 5LW.

Thank you for your letter dated 23 December 2024, requesting our views on the revised documents.

We are residents of Green Lane Ashwell and are writing to **object** to the above application for Full Planning Permission.

Our concerns were outlined in our previous letter. In addition we support the comments made on the revised documents sent by Mr Rogers of 8 Green Lane.

ITL16680-005 TN Transport Addendum.

Table 3.1 Measured Width of Green Lane. The width of Green Lane is 3.7m or less at various points, unless vehicles drive on the mud and not the gravel. In addition the laurel hedge alongside The Maltings is right up against the edge, the hedge will either be damaged on wing mirrors are at risk of being damaged. Whilst the data in the table may be correct, the lane is narrower between some of these data points.

Page 2. We note that the meeting notes were written by AH of iTransport. We have no information whether appropriate NHC or HCC Departments were invited to review and comment before they were issued. The normal planning process is to review formal applications for planning permission.

¹ These meeting notes were issued to HCC on 7 May and followed up on 8 May, 20 May and 3 June. There has been no suggestion that they are not a fair and accurate record of the meeting.

Section 2.7. Our opinion is that an organisation “paying for pre-application discussions”, does not bypass the normal planning process, especially as the other residents of Green Lane were neither invited to the site meeting, nor to the paid meeting.

2.7 This scheme is in line with the position agreed with HCC at the pre-application stage. HCC's comments on the safety of the shared surface arrangement are therefore a surprise and inconsistent with paid-for pre-application discussions.

Yours sincerely,
Mr Alan Munns and Mrs Jane Munns
Cc Mr Tom Tyson by email. tom4arbury@gmail.com