

25/02077/FP - OBJECTION

In line with my previous Objection that was submitted for this house development (23/02234/FP), I continue to Object on the same grounds as before:

- 1) This site is not designated for Housing Development. Little Wymondley has already been designated for substantial housing development in an area located to the west of this site. There is no further additional need for housing in this village and this is not in a location that has been designated for housing development.
- 2) This site is in a conservation area and is located directly adjacent to and within the curtilage of the historic Listed Building - Wymondley Bury. The previous single storey structure that was on this site was being used as a garage and it was purposefully damaged by the applicant, in order for the applicant to then claim that the structure was derelict. The structure on the site was historical and sat within the curtilage of Wymondley Bury and should not have been allowed to have been destroyed or damaged in order to later claim it was derelict. Previous planning applications to buildings in this area (e.g. addition of a conservatory to Tithe Barn) have been declined on the basis that this is a conservation, protected area – yet this application to build a brand new property almost directly adjacent to a historic listed building has for some unexplained reason been approved.
- 3) The structure that was on this site previously (since circa 1940s or earlier) was single-storey. There is therefore no viable justification for now permitting a 1.5 storey building in this location. While I accept that it could be possible to make a valid case for a single storey structure on this site – there is absolutely no justification for a 1.5 storey structure. A higher structure overlooks our neighbouring courtyard area, blocks our line of sight and will be a complete eye-sore for the residents at Wymondley Bury Barns. Our courtyard looks directly out to the site and it will overlook our homes and courtyard area.
- 4) If the Planning Office continue to allow this development – they need to ensure that tight controls are put on the applicant regarding how he treats his neighbours and restrictions must be put in place on the access routes to the site. Historically, we have had multiple issues with the applicant (see case 20/02653/FP) – when he illegally sub-let agricultural land to an industrial, construction business (Maytree). Maytree's daily use of heavy industrial machinery and their trucks full of gravel/aggregates went up and down our private driveway every day and completely ruined our driveway. When Maytree were finally removed, we then (as a group of Wymondley Bury Barns residents) had to join together to spend over £23,000 to repair the driveway damage. The applicant did not contribute to this repair cost at all – despite making significant profits from illegally sub-letting the agricultural land to Maytree's industrial / construction business. We cannot and will not allow the applicant to use our repaired private driveway for any heavy machinery relating to the construction of this new property. This needs to be included in the planning development restrictions for this site – as the applicant should not use our access driveway for this purpose. There is another public access route (via St Mary's Church Road) that is available to the applicant to use to access the site. Restrictions also need to be put in place around hours and days of working on the property development, so that neighbours' well-being during construction is properly considered.
- 5) The applicant himself previously highlighted flooding as a risk in this area – so adding a house will not help with his agricultural land flooding issue. In December 2020, both Mr Gates and Ms Boxall submitted Objections for a proposed Conservatory on Tithe Barn in Wymondley Bury Barns. Their objections are on the NHDC Planning website and the objections (directly quoted) were due to "being aesthetically detrimental"; "spoil the view from my property" and the impact of floodwater - "My farm is suffering from floodinganymore rainwater from increased roof

area can only make the situation worse". These objections were made regarding a proposed conservatory, yet they now show no similar flooding or aesthetic concern for a proposed house that is even closer to their property and closer to the listed Wymondley Bury.

- 6) As further evidence of the disregard for the Planning Process shown by the applicant, please note that the property proposed on this site has already been registered with Royal Mail (under the property name Andrin) – despite not yet being built or having final full planning approval.

Please take the preservation of our village seriously and do not allow this unsightly and unfitting development in this area of historic significance.

Thank you.