Burge End Barns
5 Burge End Lane
Pirton, Nr. Hitchin
Hertfordshire, SG5 3QN

Tel: [redacted]
Fax:
E mails: [redacted]

N.H.D.C
11 MAY 2018

Ref no: **18/00912/FP**

By recorded delivery & by e-mail

7th May 2018

North Hertfordshire District Council
Planning Department
P O Box 10163
Nottingham
ND6 6DH

Dear Sirs,

Reference: 18/00912/FP: Change of use to land at Burge End Lane, Pirton, N Herts.

We wish to object to the above application on the basis that:

1. The land is subject to a restrictive covenant limiting its use to agricultural & equestrian purposes. A copy of the TF1 signed by the applicants is attached for reference. The restrictive covenant has not been removed or modified by us and therefore we consider it to be in full force & effect.

2. The application does not appear to show the presence an additional structure on the application site that was not approved in the original application for the erection of the stables.

3. The planning application is outside the village boundary and as such it runs contrary to the published Neighbourhood Plan

4. The application site is c.50 metres to one of the few active nesting sites for barn owls in North Hertfordshire and is monitored and maintained by the Wildlife Conservation Partnership (WCP). Any barn owl offspring are measured, weighed & 'ringed'. The owls require a food rich, quiet rural environment with no light pollution to live & breed normally. This environment has been developed carefully with guidance from the WCP and would be impacted adversely by this proposed development.

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5. Reference to changes & modifications to other dwellings Burge End Lane (which have been in existence for centuries) have been subject to rigorous planning hurdles and, as they are listed buildings, work has been carried out sensitively under the auspices of the NHDC conservation officer. In view of this, reference to number 5 Burge End Lane is not a comparable point of comparison for this application.

6. The site - which is outside the village boundary - is of archaeological interest which should be protected from further development beyond its current use.

7. Proposed access is via. Burge End Lane a single vehicle lane serving the five existing properties in the lane. Access & construction traffic issues mirror those faced in other parts of Pirton village and may be deleterious to the fabric of the existing timber framed residential structures which abut directly onto the unsurfaced section of Burge End Lane. The enjoyment of the lane by existing residents will also be diminished significantly.

Yours Sincerely

[redacted]

Terry I Sadler

[redacted]

Loretta M Sadler

Encs. Copy of Form TF1, photograph of barn owl box in situ & barn owl ringing, photograph of additional structure referred to in point 2. above and a photograph of the proximity of the No. 5 Burge End Lane, residential barn to the unsurfaced section of Burge End Lane.