

Mr Tom Rea,
Planning Control,
North Herts District council,
Gernon Road,
Letchworth.

2nd December 2024

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Dear Tom,

Coots Corner Fisheries, Wymondley Road, Hitchin, SG4 9QN

I hope you are well and I think you are aware that a letter was sent to the site owners of the above by Simon Curling regarding unauthorised use of the mobile home and the storage containers not being removed within the specified time by the conditional approval dated 17th December 2021 under Ref. 21/02390/FP. I had not spoken to the owners since handing them the approval in 2021 and perhaps should have reminded them that the storage units on the site were subject of a limited time approval.

I was only invited to attend site after Simon's letter of 30th October 2024 and again to meet Simon and Steph on site on 11th November when we walked the site and everything appeared to be in order except,

- 1) The storage units were still on site
- 2) Cherry said that she was storing some of her files in connection with an off site wedding business within the mobile home office which was deemed to be unauthorised.
- 3) It has since been noted that a store building has been erected as an extension to the mobile home which was not noted at the time of the site visit but is now being removed.

The wedding business files have now been removed from the site and the mobile home would appear to be intending to be used in connection with the authorised use as part of the existing fishery once everything is up and running.

The delay in completing the project has been down to three unexpected issues

- 1) The outfall from Covid
- 2) The sudden death of a close family member who was financially and actively involved
- 3) High water levels which has resulted in a level of surface contamination which needs to be cleared, some has now been cleared but there is much more to deal with. Adjustment needed to the sluice gate at the outfall of the fishery to increase water levels slightly.

We have now been instructed to prepare and deposit a new planning application to keep the storage units on site until such time as work on the fishery can be completed as I am informed that they contain items connected to the fishery in a secure way as thefts have been recorded at the site and unauthorised visitors continue to visit. We will also be instructed to apply for the provision of four pre fabricated "fisherman's pods" in the future as a separate application which are freestanding where overnight sessions can be accommodated. They are hoping to complete the fishery within about 24 months with the overnight pods being applied for and purchased and located at that time.

In conclusion, it would appear that the mobile home is being used in accordance with its authorised use with this application seeking to continue to use the storage containers

Should you require any further information at this time please let me know.

Yours sincerely,

