

Pirton Parish Council

Parish Clerk:
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Tom Rea,  
Planning Officer,  
NHDC,  
Gernon Road  
Letchworth Garden City  
16 February 2026

Dear Mr Rea,

**Planning Consultation 25/03153/FP at Land To The East Of 2 West Lane Pirton  
Hertfordshire SG5 3RA**

Thank you for consulting the Pirton Parish Council (PPC) on the above application.

We OBJECT to this application.

We refer to the above retroactive planning application which has, in similar form, already been refused by NHDC. The site has had planning permission refusals in 1993/1994/1995 for a residential home or homes. In 1995 we understand that there was a Certificate of Lawful Development. It is argued by the Applicant that this is a legitimate caravan site.

The planning officer in the previous application stated that the Certificate was:

**"95/01050/1EUD: Certificate of Lawful Development for the retention and continued use of a mobile home on the site. Granted 21/11/1995".**

AP Consulting Engineers conversely stated that the site:

**"benefits from a lawful certificate for the siting of a single static caravan"**

We are aware that there was an old caravan on site for a number of years before use was discontinued for some years after the occupant ceased to live there. Currently, there are two caravans on site (not one), the larger of which appears to be for the use of the landowner. It is on a concrete plinth and, although clearly transportable, is a static rather than touring caravan.

It is far from clear to us of what the status of the site is, nor of the type of home that has been installed. We believe utilities will, or have been, installed but we do not know the type or dimensions of the static home and, as a result, the legislation it falls under (e.g. The Mobile Caravans Act 2013 and/or the Caravan Sites and Control of Development Act).

The Certificate is now more than 30 years old and prior to this recent development the site had been unoccupied. We tried searching on the NHDC website but did not find this site on the register. We believe that NHDC should investigate and confirm (if planning permission were to be granted) and state in the Officers Report that the home located on site is compliant with the Certificate and all relevant legislation. Clearly, if the proposed use is not compliant then this is a material fact when considering the application and it should be refused.

Turning to the application itself, it is clear that Highways currently reject the proposal. In view of the fact that this development was carried out in breach of planning regulations and caused inconvenience and disturbance as a result of lighting and generator noise, we do not think that this application should be considered further until and unless approved by Highways.

We also believe that there are safety issues with its location close to the triangular junction. These are not just conflicts with other traffic, which Highways is investigating, but also lighting issues, some of which seem to be contrary to the Government guidelines on light pollution, including those relating to a) creating a hazard to traffic, b) impinging on a dark landscape and c) affecting neighbouring properties adversely.

For example, there are two lights at the proposed entrance and four higher-level lights on the fence to the side of the property (the latter at the top of the fence). These are very bright and many cars driving down Royal Oak Lane towards the triangle will find them so at night. We have photographic evidence (taken on the night of the 12th February) which indicates that these were left on all night and that this is a common occurrence. This property is on the outskirts of the village and backing onto fields and such lighting is also out of character for a dark landscape. It is also clearly visible to neighbouring properties and has caused issues. This needs to be addressed and appropriate conditions put in place to correct this situation.

We are also concerned at whether there will be any effects on flooding in the area from the new site. Much work has been carried out by the local water authority recently to improve flooding issues in West Lane.

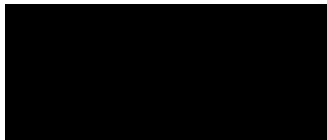
Finally, we find the Application highly unusual in its frank summation of the effects if permission is not granted.

**" What will remain in the event that the Council refuse the application and do not secure the identified improvements, is an open fronted caravan site that will negatively impact the visual relationship of the conservation zone and view point 8 together with the immediate character and appearance of the area."**

We would point out that this was not previously the case and the site was better screened before the unauthorised works were carried out. If permission were granted then, in view of previous behaviours, we trust that conditions relating to landscaping would be strictly applied and enforced and, if not granted, that screening more appropriate to the area should be mandated.

Currently, we object to this application for the reasons stated above.

Yours sincerely,



Jill Rogers  
Chairman, Pirton Parish Council