N.H.D.C.
16 MAY 2018

RJ Burgess
Hawthorns
The Causeway
Therfield
Royston
Herts SG8 9PP

Mr. Richard Tiffin
Planning Department
North Hertfordshire District Council
PO Box 10163
Nottingham
NG6 6DH

14th May 2018
Your ref: 18/01081/FP

Proposed redevelopment at Wychelms, Mill Lane, Therfield SG8 9PR

Dear Sirs

Thank you for your letter of 4th May 2018 which invited our comments on the planning application for Wychelms (reference 18/01081FP).

After reviewing the proposed drawings we are objecting to the planning application for Wychelms on the following grounds:

1. Refusal of the previous planning application 09/01094/1, decision on 26/08/09, the decision to refuse still stands. In fact the new application has magnified the grounds for the original decision to refuse planning permission, as the proposed new development has doubled the number of houses.

2. Massing, the original application was for one four bedroom house, this application is for two properties, one six bedroom and one five bedroom house. The issue of massing has greatly increased.

3. The application does not comply with planning policy HS3, b, the scheme would not 'provide a density, scale and character of development appropriate to its location and surroundings'.

4. The application does not comply with planning policy D2, e, the proposal does not 'enhance the character and setting of the site'.

5. The application does not comply with planning policy D2, f, the location of the proposal does 'have an adverse impact on the character of the street scene or area'.

6. The application does not comply with planning policy 9.17, 'the policy requires that consideration is given to the effect that a proposal may have on the living conditions of neighbouring occupiers and the character and appearance of the locality.'

7. The development would greatly increase vehicle traffic, as an eleven bed development would mean more cars that the development could contain off road. The result will be cars parked in Mill lane and blocking access to the working farm and other residential properties along Mill Lane, including access to the Thames water pumping station especially in emergencies. This will also have a detrimental impact to the operation of the farm.

8. The views of the development as you come up the road into the village is totally out of keeping with the surrounding of a conservation area and village, and therefore does not comply with planning policy HS3, b and D2, e & f, creating as detrimental impact to the area.

9. The proposed development does not take into account the existing rear building line, which would be pushed out twice the current building line of Wychelms, and therefore does not comply with planning policy HS3, b and D2, e & f, creating a detrimental impact to the area.

Yours Sincerely



Richard & Alison Burgess

Sent by e-mail and post to NHDC
Copy to Councillor Mike McGlion by hand