Helen Stubbings
Therfield Parish Council
Parish Clerk Helen Stubbings.
17 Dark Lane, Sandon
Buntingford
SG9 0QT

N.H.D.C.
25 MAY 2018

Simon Ellis, Planning Department
North Hertfordshire District Council
Planning Control,
Council Offices,
Gernon Road,
Letchworth,
Herts
SG6 3JF
18th May 2018

Dear Sirs,

Reference Planning Application 18/01081/FP
Therfield Parish council objects to this application on several material considerations.

Firstly, this site is very close to two of the four Conservation areas of the village and at the edge of the village boundary. This development will seriously damage the rural character of the area.

Secondly, the building of two dwellings, which are oversized for the size of plot, is a vast over development. This will have a considerable negative impact on the local area: one which far outweighs any benefit.

Another consideration that must be taken into account is the effect of this development on this narrow working farm lane. Mill Lane is the only access route to land farmed by 3 separate landowners. Should the lane be used in any way for parking this could cause serious problems for not only farm traffic but local people and emergency vehicles too. Furthermore, this proposal is adding another access to this track, which only adds to the probability of further issues. Mill Lane should not be treated as a proper road, it is an operational farm lane.

Finally but perhaps most importantly, we ask you to review the decision notice of a previous application for this premise in 2009 (09/01094/1). I have attached a copy of this notice. We feel that North Hertfordshire District council got this decision right. We therefore ask the same principles and planning guidance be applied, using the same local plan that was in place in 2009 and decide against this planning application.

Yours sincerely,

[redacted]

Helen Stubbings
Clerk
On behalf of Therfield Parish Council

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Acts

DECISION NOTICE

Correspondence Address:
Mr Dennis
Jonathan Dennis Architects
39 Osler Road
Headington
Oxford
Oxfordshire
OX3 9BH

Applicant:
Mr Brown

N.H.D.C.
25 MAY 2018

PARTICULARS OF DEVELOPMENT

Application:	09/01094/1
Proposal:	Erection of one detached four bedroom dwelling following demolition of existing four bedroom dwelling. Detached single storey garage, new vehicular access onto Mill Lane, and ancillary works. (As amended by plans received 30.06.09)
Location:	**Wychelms, Mill Lane, Therfield, SG8 9PR**
Refused Plan Nos:	X-1; X-2; X-3; X-4; X-5; D20A; D21A; D22A; D23; D24A;

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 08/06/2009.

The reasons for the Council's decision to refuse permission are:

1 The proposed replacement dwellinghouse and detached double garage would, by reason, of their proportions, bulk and garage height, result in a materially greater impact when compared with the existing building. This would lead to an erosion of the rural character at this edge of village location contrary to Policy 30 of the North Hertfordshire District Local Plan No. 2 with Alterations.

Signed:
Mary Caldwell

Planning Control & Conservation Manager

Date: 26 August 2009

Planning Control
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

NOTES

1 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

