

PLANNING REF : 253150
PROPERTY ADDRESS : Rosebank
: Tape Lane, Hurst, Gb/Bk_gb
: RG10 0DP
SUBMITTED BY : Mrs Lou Robinson
DATE SUBMITTED : 10/01/2026

COMMENTS:

I wish to raise the following concerns regarding this application:

1) Possible harm to the Old School House Area of Special Character ASC:

There is no mention in the Planning Cover Letter from Mark Leedale Planning that the Old School House is within an Area of Special Character (ASC). The plans submitted (MLP/02) do not show that to accommodate the proposed Post and Rail Fencing on both sides of the permissive path and incorporating a permissive path between 1.5 metres and 2 metres wide, within the curtilage of the Old School House, will more than likely result in the removal and/or damage to more than 20 metres of hedgerow which is older than 30 years. Any removal of the hedgerow at this part of the ASC would be a material change, harmful to the street scene and would not demonstrate that the traditional, historical, local and special character identified within this area, would be unharmed and retained.

The introduction of the pathway will be a significant alteration to the garden of the Old School House and therefore possibly a material change to how the property is being used.

It is of concern that there is no formal acknowledgement of the ASC and no landscape plan supplied to state how the removal or damage to existing hedgerow to accommodate the post and rail fencing will be mitigated.

2) Conservation Area Concerns:

Mark Leedale Planning have incorrectly defined where the Conservation Area is; It is suggested that only the Church and Bowling Green are within the Conservation Area - this is not the case.

According to the Current Plan and the Emerging Plan shown on the ArcGis online interactive plan, the Annex Graveyard (known locally as the Commonwealth War Graveyard), is definitely within the designated Conservation Area and the vague and inadequate suggestion that the proposed permissive path (which is to be between 1.5 metres and 2 metres wide) has no definitive plan together with the lack of assessment and no details of the appropriate measures of how the path through this Conservation Area/graveyard for this application is wholly unacceptable, as further details could demonstrate that there is a material change of use which could affect the amenity or character of the Conservation Area.

To summarise, I do find the lack of detail as stated above of concern for both the ASC and Conservation areas and hope that WBC will insist on more detail and clarity before making any decision on this

application.