

J Pearse
4 Woodrow Drive, RG40 1RS

Ref: PA 251221 – Cert Lawfulness – land rear 302 and rear 304 London Road, RG40 1RD

OBJECTION NUMBER 3: Area fenced for sole use by Mulberry Veterinary Practice from at least July 2021 until at least March 2022 has been included in this Application.

The Application Site Location Plan (UK Planning Maps) clearly shows [bottom left corner within area outlined in red] the area within Planning Unit 1 that was fenced off for sole use by Mulberry Veterinary Practice, 302 London Road, RG40 1RD, from at least July 2021 until at least March 2022. This fenced off area was not accessible for use by Applicant during that time. Therefore, this area cannot have been in continuous use for car-repairs by the Applicant.

Planning Applications submitted by Mulberry Veterinary Practice, 302 London Road_

PA 213796 Withdrawn – error in site and location plan
PA 220367 Amended site/location plan showing correct fenced area (Google map July 2021). Withdrawn March 2022
PA221007 Approved without use of fenced land owned by 304 London Road.

- Location, existing and current plans against PA220367 show corrected plans reason of withdrawal PA213796.
- Planning Officer Statement against PA213796, page 28 “.. *Moreover, the proposed works which have already been undertaken, are limited to surfacing of the spaces and the location of the fence*”.
- Google Earth view, dated July 2021, on page 3, clearly shows area fenced off for Vet Parking accessible from Mulberry Veterinary Practice. This fence line is also identified on OS maps used in current application plans and plans against PA222556, PA2232529 , PA 242269. All show the same area fenced off for the use of Mulberry Veterinary Practice as per Google map view July 2021 on page 4 coloured mauve.

Extract Email correspondence:-

Email sent to Planning Officer – (with attachment coloured plan) – 2 February 2022

*“We are aware that **Application 213796** has been set to be considered at next week’s Planning Committee, 9 February, and have read your Officer’s report and recommendations.”*

Point 28 of your Report states “..... *Moreover, the proposed works, which have already been undertaken, are limited to surfacing to the car park spaces and the relocation of the fence.*”. Using the most recent Google Earth aerial view of the site (July 2021) we have superimposed in scale this Planning Application features.

In particular, the mauve area on land owned by 304 London Road is the currently fenced area available for use by the Veterinary Practice which we have today verified. The yellow area is the area applied for ‘Retrospective overspill parking’ according to the plans submitted with the Planning Application.

As you will see there is quite a discrepancy i.e. either there will be new fencing to enclose just the yellow area and therefore is it correct that it is “already undertaken”? OR are the plans submitted *with the Planning Application*. If the ‘yellow area’ only is the subject of the Planning Application then will be new boundary fencing (not existing) and presumably the quality/standard of boundary treatment will want to be specified by the Planning Department? As you will see from the attachment, it is not cars that this fence will need to protect the Veterinary Practice users from but lorries that, albeit unlawfully, now use and park on the 304 side of the dividing boundary.”

Email Response received from Planning Officer – 4 February 2022

“Thank you for your email. I can confirm that the applicant has acknowledged an error in the site and location plan and the application has been withdrawn and will be resubmitted at a later date....”.

Email sent to Planning Officer – 2 March 2022

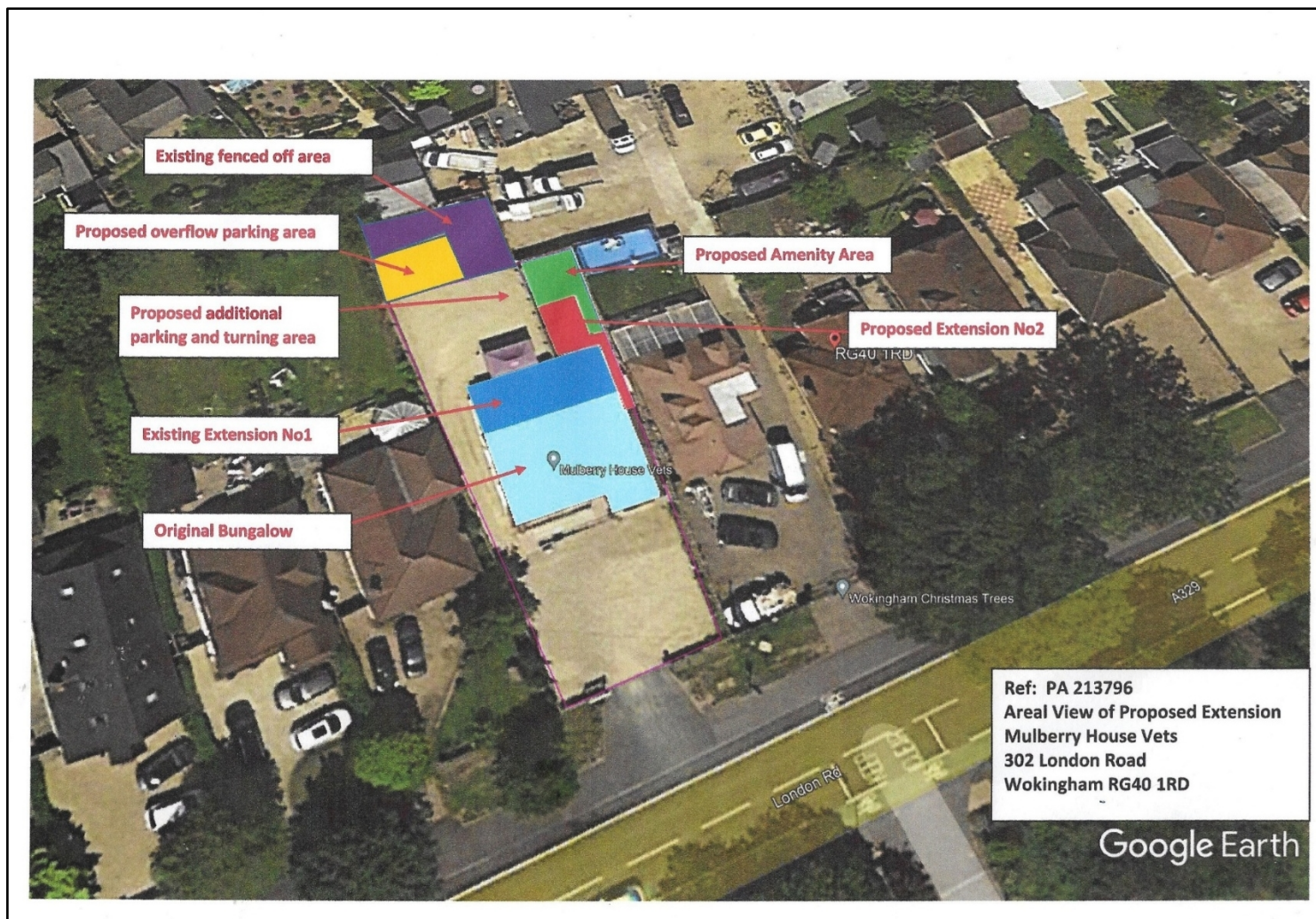
“We have been notified of the withdrawal of Application 213796 and the submission of 220367 showing the actual land proposed for ‘over-spill’ parking.”

Email Response received from Planning Officer - 2 March 2022 12:04

“220367 has also been withdrawn. The applicant no longer intends to use the land at the rear and this will be returned to 304 London Road in the near future.”



**Aerial view July 2021 – Land owned by 304 London Road, RG40 1RD, fenced off giving sole access to
Mulberry Veterinary Practice, 302 London Road**



Aerial view July 2021 labelled and with coloured mauve and yellow referred to in extract email dated 2 February 2022 to Planning Officer, confirmed by email dated 4 February 2022 and email 2 March 2022.