

From: Helen Maynard

Sent: 20 December 2024 15:13

To: [REDACTED]

Subject: RFS/2024/089971 - Land to rear of The Furze - telephone call

Dear Mr Smith

Thank you for your time on the phone today explaining the history of the site as well as your personal circumstances and history of farming in the locality.

I have labelled the below points the same as in the original letter. We discussed the following:

- (a) You weren't aware of the need for planning permission for this and would like to apply. I advised that I didn't see any insurmountable issues from a planning policy perspective with this. You advised you were going to speak with David at Martin and Pole to progress this and will update me after the Christmas break.
- (b) You weren't aware that there was a restrictive condition on the industrial site and that you have always used this area as part of the industrial site after it stopped being used for manure storage. I advised that a car park or outdoor storage is not something that we are likely to support from a planning perspective if an application were to be submitted due to the rural location. Sufficient parking was approved as part of the original planning permission so there is no justification for this. This does not preclude you from submitting an application but I wanted to make you aware of this. I was not clear on whether you intended to apply for planning permission so if you could update me in the New Year it would be appreciated.
- (c) You confirmed that the building belonged to a tenant and was not occupied, just stored. I advised that this again is outdoor storage and needs to be removed, however if you are submitting an application for outdoor storage/parking this could be resolved (if approved). We maintain that it should be removed within the original 28 days as this breach can be easily resolved by removal.
- (d) You confirmed that this building was erected around 2006 and used as part of the industrial site. On this basis, the Council will not take any further action on this matter.
- (e) The formation of hardstanding, you confirmed that there has been hardstanding here for a long time. I believe this applies to the part extended in 2013 only and we would not take any action against this part. However, the part extended in 2017 for the industrial use must be removed unless you wish to apply for planning permission to retain it. The same proviso goes as point (b) above that any application may not have Officer support.

I understand your circumstances as well as it being the Christmas therefore you may need additional time to look into these matters with your daughters, tenants and David at Martin & Pole. I understand that you wish to resolve these matters and we do not wish them to cause you undue stress.

I would appreciate an update on whether you intend to apply for permission or remove the unauthorised development when I return in the New Year. I am away from the end of today until 6 January. We can then agree a timescale for either removal or any applications.

Kind Regards,
Helen

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Please submit your application electronically via the Planning Portal website at: <https://www.planningportal.co.uk/>

In order to ensure that your application is validated quickly, please check the Council's Local Validation List and ensure all necessary plans, documentation and fee are submitted with your application. The Council has introduced a procedure whereby applications which are still missing plans, documentation or a fee after 28 days will be closed and where a fee has been paid it will be returned. This will not prevent you from resubmitting a fresh application at a later date.

Please note this email constitutes an Officer opinion only, it is given without prejudice and does not constitute any formal determination under the Town and Country Planning Act.