

PLANNING REF : 261765
PROPERTY ADDRESS : Long Cottage
: x Davis Street
: RG10 0TH
SUBMITTED BY : Mr Alan Smallwood
DATE SUBMITTED : 27/08/2026

COMMENTS:

I own and live at Long Cottage, which backs directly onto the southern boundary of the car park. I am not against the pub having proper customer parking. I am objecting because the things that were supposed to make the last permission acceptable were never done, and because this application says nothing about the two problems that affect us: water and light. I have read the representation from Forge Cottage and support it; I will not repeat their points.

Our garden now floods. Until the field behind us was surfaced over, it never did. It now holds standing water across the lawn after any heavy rain and is slow to drain. What used to be grass and rough grazing soaked the rain up; compacted stone sheds it, and the ground falls towards us. Yet the application contains no drainage details of any kind. Your own officer's report on the 2023 application lists both "Historic Flooding" and "Surface Water Flooding" among the constraints on this site, and permission was granted here in 1998 (F/1998/68227) for a reed bed and drainage scheme.

Nothing was done last time, because nothing required it. This is a resubmission of permission 231002 (13 July 2023), which the applicant confirms was never commenced. Its four conditions covered commencement, the approved drawings, the fence materials and ancillary use. Not one required the landscaping, the fencing or the reinstatement to be carried out at all, by any date, or before the parking came into use. A neighbour warned in 2023 that "there is no commitment to any kind of timeframe". The same permission on the same conditions will produce the same result and there is little to hold anyone to, since the "Landscaping Details" document reproduces your own 2023 Tree and Landscape Officer response and stops mid-sentence, and there is no parking layout, no number of spaces and no drawn extent for the land to be cleared.

Two enforcement matters are still open. Your 2023 officer's report records enforcement investigations since 2021 into encroachment west and south of the car park, and states "this has not yet been resolved". Informatives 3 and 4 of the decision notice referred both that hardstanding and the existing unauthorised lighting to Planning Enforcement. As far as I can tell neither has been resolved: as recent ly as 25 August 2026 a vehicle was parked and building waste dumped beyond the boundary on the field side. I would be grateful to know where both investigations stand.

Lighting is shown but nowhere assessed. Drawing 26:03/206 carries a legend reading "DENOTES FLOOD LIGHT" and marks four positions, two within a few metres of our boundary the same lighting your officer recorded as unauthorised in 2023. The Planning Statement does not mention it. Forge Cottage report that it still shines into their rear windows, as it does into ours. Nor does the application address what a car park does to the house beside it: engines starting, car doors and voices late in the evening. I have photographs of both the lighting and the state of the field and can provide them on request.

What I am asking for. Not refusal, but that this time the work is properly tied down. If you are minded to approve, I would ask for these conditions.

1. Drainage. A surface water scheme for the additional hard surface to be submitted and approved, with permeable surfacing, and implemented before the parking is brought into use.
2. Compliance, with a deadline. Removal of the chippings and of the waste and spoil deposited beyond the southern boundary, regrading, topsoil, wildflower seeding, the post and rail fence and the grass verge all completed before the extended parking is brought into use and before any further external works, with a five-year replacement clause.
3. External lighting. None except in accordance with an approved scheme covering luminaire type, mounting height, aiming, illuminance at our boundary and a curfew, together with removal of the existing unauthorised floodlighting.
4. Extent of hardstanding fixed, preventing further extension of the surfaced area or parking beyond the approved boundary.

I would like to be registered as an interested party and told of the decision, and if officers are minded to approve without conditions 1 to 3 I would ask that it goes to Committee.

Yours faithfully

Alan Smallwood