

Appeal against Outline Planning permission PA17/12165 Menheniot.

09/01/19

It has been brought to my attention that on 28<sup>th</sup> November 2018 a planning decision was granted to for an application for residential development of up to 9 houses on 0.2ha of land situated north of William Laundry Close in Menheniot. PL14 3XL.

This land in question lies at an elevated position on the opposite side of the road to my house and to my neighbour in No 1, Park an Keres. Subsequently any building on this land would severely impede the privacy of both No 1 and No 2 Park an Keres, by overlooking gardens and bedrooms.

My initial complaint is that neither myself or my neighbours in Park an Keres were informed about this proposed planning application until it was brought to our attention, by an acquaintance who 'happened' to see the land for sale on KLP land development website.

I am advised that UK Government regulations require that all 'affected' parties should be informed by notice AND/ OR letter prior to a decision being made, to allow for comments to be made by such affected parties.

No resident of Park an Keres has been informed by delivered letter or notice of such planning request.

I have today walked across to the land in question and found that a notice had been pinned to an electricity pole adjacent to the land and is dated 2<sup>nd</sup> February 2018. Obviously, the period for comment to planning department has long passed on this notice.

However, my complaint is that this notice has been put in such a manner so not to draw attention to itself, and it has not been placed in such a position that it is frequently passed by residents. (i.e. boundary adjacent to allotments would have been the transparent and logical positioning to allow full access to greatest footfall)

There have been no letters to neighbours (as affected parties) in Park an Keres regarding this development.

My complaint against this decision is as follows.

1. Inadequate information or notice supplied by local authority Notice of this planning application was not transparently communicated to affected parties.
2. Loss of Privacy. Building of this residential plot will impede on the privacy of houses No 1 and No 2 Park an Keres both in their private gardens and view into their bedrooms.
3. Traffic Generation and Highway Safety The roads in and out of Menheniot are small country lanes and cannot support any more traffic.
4. Highway safety There is no footpath between the allotment site past Methodist church and to school or playing fields, therefore putting children, disabled and old people severely at risk.
5. Lack of Public footpath amenity. Off road footpaths in Menheniot are limited. There are very few public footpaths across farmland that are made easily available to public with maintained gateways or stiles. Those that do cover farm land are not easily accessed or maintained by landowners. More residential housing with domestic animals would be a further strain on the village community, where this lack of off road footpaths already exists.

6. Tree damage on boundary of land in question. I have walked the hedgerow boundary on the Duddycross road of the field in question and noted that damage has been recently done to this traditional and old Cornish hedge/wall. The recent hedge trimming (in last few months) has been unnecessarily severe and that the roots of trees in this hedge have been damaged and the wall caused to crumble in places on the road side by the hedge trimming machinery involved. These old trees bind these walls /banks together. Cross compliance under the Rural Farm payments agency (GEAC7a) forbids damage to such banks and hedgerows and specifically encourages farmers to preserve and protect them. All hedgerows containing bushes and trees are protected and where a hedge is more than 30 years of age and contains woody species it is also classed as 'important'. The damage done to this boundary hedge as an important landscape feature is in a breach of the UK Hedgerow protection 1997 act. (unless of course an order has been granted to remove these; and which case the affected parties/neighbours should have been informed)
7. Removal of these trees If the case above is correct, would further increase the lack of privacy to houses in Park an Keres, and would damage the local landscape.

I am concerned also that on sales that I have been sent created by Kitcheners KLP states 'that the vendors own further agricultural land to the north and east of the land in question which may potentially be available to purchasers by negotiation'

Please may I ask Menheniot Parish Council to consider this appeal against planning decision, and keep Menheniot as a rural village community, not a growing urban spread, with insufficient access for traffic.

I am aware that personal feelings are not taken into consideration under planning decisions, but I, like many of the residents here, chose to buy our homes here because of the rural environment that this village offers.

Yours sincerely

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