

The Planning Director,
Thanet District Council,
P.O. Box 9,
Margate.

Margate, Kent. CT9 .
13th June 2005

PLANNING DEPARTMENT
RECEIVED

14 JUN 2005

Dear Sir,

RE: East Northdown Farm 97/0857

I wish to register formal complaints regarding unauthorised developments and breaches of planning conditions regarding the above, which have caused demonstrable harm to a listed building and the conservation area, and which have an adverse effect on the visual amenity of the area, and prejudice the enjoyment of neighbouring properties.

The Roadway

The roadway accessing my property is private property, belonging to the various frontagers. I have not granted any easements over the land adjoining my property.

The occupiers of the industrial units have trespassed onto the road on a regular basis without consent from me, and have caused serious and considerable damage to the surface of the road.

Excessive noise is generated by large and or fast vehicles. Such use also adversely and seriously degrades the character of the conservation area.

The Grade 2 Listed Barn (Unit A)

The Listed Barn is used with the doors regularly left open in contravention of condition 11.

The yard, which was specifically excluded from the approval because of the adverse effects of industrial development, is now used for access, parking, loading and unloading of vehicles without planning or listed building consent.

The listed barn has been sub-divided without the benefit of planning permission or listed building consent, and contrary to condition 6.

Businesses within the listed barn are operated outside of the permitted times contrary to condition 3.

The open barn attached to the front of the Listed Barn has been developed into two further separate unauthorised industrial units by the building of walls doors and windows, without the benefit of planning or listed building consent, and using unsuitable materials.

Storage Shed (Unit B)

Additional and unsightly doors have been installed in the northern elevation of the storage shed in contravention of condition 6.

The unit has been sub divided internally and an addition floor has been installed in contravention of condition 6.

Clear panels have been installed in the roof and side of the unit, allowing overlooking of neighbouring property.

One of the ground floor units is used for car repairs and spraying, contrary to condition 4. The units are operated with the doors open, and operated outside of the permitted times. in contravention of condition 6 & 3.

The use of the units create excessive noise and disturbance. in contravention of condition 2.

Storage Shed (Unit C)

A guillotine is installed in unit C, which causes noise and vibration.

Heavy metal fabrication operations are carried in unit C. in contravention of condition 2.

The doors are kept open regularly and metal fabrication is carried out both inside and outside of the unit in the yard at the rear, resulting in excessive noise. in contravention of conditions 11, & 2.

Businesses within the unit C are operated outside of the permitted times contrary to condition 3.

Unauthorised powered machinery is used in Unit C, in contravention of condition 5.

One or more further unauthorised additional units have been created by in-filling an open barn adjoining Unit C, in contravention of condition 8.

The old farm yard, which was specifically excluded from the approval, is now used for access to unit C for parking, loading and unloading of vehicles without consent.

Externally

Catering vehicles consisting of large trailers and towing vehicles are parked on land adjoining Unit, in contravention of condition 7 & 8.

A mature tree in front of Unit B has been removed without consent.

Unauthorised motor vehicles with fitted refrigeration units are parked alongside of Unit B and left operating continuously day and night, causing excessive noise and disturbance, in contravention of conditions 8 & 5.

The old farm yard is now used for the parking, loading and unloading of vehicles for the additional unauthorised units, that is in addition to the units contained within the listed barn without planning or listed building consent.

Business occupiers of both additional unauthorised units cause further acts of trespass over, and deterioration to the private road.

An additional unauthorised roof light has been installed in the roof of the listed barn without the benefit of planning permission or listed building consent .

An unauthorised modern metal door and frame have been installed at the rear of the listed barn, in contravention of listed building controls.

The unauthorised modern metal door is regularly left open in breach of condition 11.

Unauthorised modern internal stairs and additional floors have been installed, in contravention listed building controls and of condition 6.

The roof has had unsightly insulation material applied to the underside of the Kent peg tiles, which been forced through the peg tiles.

The space above the main doors has been infilled with what appears to be a modern plastic material.

Storage Shed (Unit A)

The main agricultural storage shed within Unit A has been sub-divided in contravention of condition 6.

Additional unsightly metal doors have been installed on the northern elevation, contrary to condition 6.

At least one further unauthorised additional unit has been created by in-filling an open barn adjoining Unit A on the Eastern side of unit A, in contravention of condition 6.

The firms operating from all of the above units trade with the doors open and outside of the permitted times, causing noise and disturbance, in contravention of condition 11.

A paint storage unit has been installed within the car parking area of Unit A, which is used by a white lining firm. There is no impervious base or bund wall constructed in accordance with condition 14.

The storage unit also obstructs car parking provision in contravention of condition 7.

Inflammable oil is stored outside of the unauthorised units adjacent to Unit A, contrary to condition 8 & 14.

Rubbish is piled up outside of unit A, in contravention of condition 8.

Car repairs are carried out on the land between the Unit A and the private road, in contravention of condition 4.

An old car is abandoned next to the unauthorised paint store, in contravention of condition 8.

An old van and general detritus including oil containers and wheels left over from repairing motor cars are abandoned on land between Unit A and the private road.

Old cookers and washing machines are stored on the land between the storage shed and the road, in contravention of condition 8.

The new fences and gates shown on the approved plans have not been installed, and the existing fences and gates are unauthorised, in contravention of condition 13.

An old caravan is parked alongside Unit B, in contravention of condition 8.

Various metal lorry containers have been deposited next to Unit B, in contravention of condition 8.

Piles of rubbish are left adjoining Unit C, in contravention of condition 8.

Permission 97/0857 was granted permission subject to submission of details prior to commencement of work on site for:-

landscaping,
details of trees shrubs and hedges,
treatment of hardened surfaces, walls, fences,
measures for the protection of existing and new landscaping, including staking and guarding of existing trees,
arrangements for the permanent maintenance of landscaped areas, ground preparation and method of planting and weed control.

No submissions have been forwarded and no agreed works have been carried out.

Garden Centre

Northdown Farm has been changed to a nursery and then subsequently changed to an unauthorised and uncontrolled Garden Centre (A1 use).

The majority of the land originally farmed as East Northdown Farm has been annexed off and is now farmed by Mr G Phillpot.

The Garden Centre occupying the remaining land which is less than 5 hectares, is operated as an unauthorised garden centre, is advertised as a garden centre on the advertising board at the front of the premises, on the internet and elsewhere. Road signage has been erected by KCC advertising the existence of the garden centre and giving directions to the general public.

The website advertising the 'Garden Centre', includes a catalogue identifying the source of the various plants sold. The majority of the plants advertised are grown off-site.

Hours of operations are unlimited and uncontrolled.

Hours of operation of noisy and obtrusive machinery are unlimited and uncontrolled.

Means of access and use of the private lane are uncontrolled.

The Green Barn has been re-located under grant 99/0593 and was previously constructed under agricultural permitted development within the last ten years.

Prior to re-location, the barn consisted of a roof and supports only, however it has now been provided with sides and doors and is a complete industrial building, totally out of keeping with the conservation area.

With the agricultural use now changed to A1, use of the barn is no longer permitted development under agricultural development rights and should, without a further specific grant of planning permission, be removed.

The barn has since been used for additional alleged B1 use.

General rubbish has been dumped on the land to the south of George Hill Road, and in addition the land is used for the storage of caravans, lorry backs, etc. without the benefit of planning permission.

I trust the above breaches of planning control can be remedied.
