

Brenda Henderson

From: [REDACTED]
Sent: 18 June 2016 11:20
To: TDC Planning Services; Iain Livingstone
Subject: Representation Relating to Application Ref 17/0716, George Hill Road, Broadstairs
Attachments: prior approval letter.pdf; 1994.03.09 106 Agreement.pdf

Please find attached a representation in relation to the above application.

Regards

[REDACTED]

[REDACTED]

ACKNOWLEDGED
23 JUN 2016
PLANNING DEPARTMENT

Planning Services
Thanet District Council
Council Offices
Cecil Street
Margate
CT91XZ

FAO Iain Livingstone

18/6/2016

Dear Iain,

Representation Relating to Application Ref F/TH/16/0716, Prior Approval Request, George Hill Road, Broadstairs

I would be grateful if the following concerns could be taken into account in considering this application

Schedule 2, Part 3 Class R – allows the change of use of **agricultural buildings** to a flexible commercial use. The proposal does not relate to a building, just a dilapidated series of poly tunnels as shown on the aerial photo below. There is no indication that this open tent like structure even has proper foundations



The submitted plans indicate that the proposal will involve the reconstruction of flimsy temporary greenhouse type structures and their replacement with permanent clad and insulated buildings, in other words they require substantial building works and a complete change of appearance to enable their alternative

proposed use. This level of work is not envisaged within the terms of Change of Use proposals

Development is not permitted if the building was not used solely for an agricultural use as part of an established agricultural unit

The building has not been used at all in the recent past, previously it was used as part of the garden centre use granted permission under reference 92/324, not as an agricultural building within an agricultural unit.

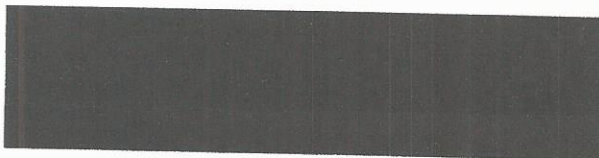
There is no indication of the level of traffic that could result from the development or the use it is to be put to. Adjacent buildings, supposedly in B1 use have been used for purposes that have generated noise disturbance in the past.

The map submitted is outdated and does not show the relationship of the site to adjacent houses or other changes that have occurred. It is therefore misleading.

In summary this proposal is not permitted development and the prior approval process is not applicable.

In addition it would appear that the change of use of this building would breach the terms of a section 106 agreement related to the garden centre permission, limiting the operations that can take place at the site. A copy of the agreement is appended.

Yours sincerely,

A large black rectangular redaction box covering the signature area.