

Planning Services
Thanet District Council
Council Offices
Cecil Street
Margate
CT91XZ

Dear Sir/Madam,

23/2/2021

PRIVATE AND CONFIDENTIAL

Objections to Planning Application Ref F/TH/20/1418, Creation of New Access to George Hill Road

We are instructed by representatives of Mr Miles of [REDACTED], to submit urgent enquiries and objections to Planning Application **F/TH/20/1418** submitted 23rd October 2020, validated 1st November 2020 and published 21st January 2021. This application purports to be the renewal of consent TH/14/0759 for the creation of new accesses onto George Hill Road to facilitate tractor crossings.

In this regard, we would query statements made by the applicant where he describes the application as being for the completion of works and, "*the landscaping works for which have already been started*". Can you confirm that evidence has been provided to confirm that the 2014 consent was implemented, and, if that is the case, request the applicant to explain the necessity of submitting the current application. If this is not the case, can you confirm that the 2014 permission is not extant and that this matter requires a completely fresh consideration, based upon the new Local Plan 2020 and the 2018 NPPF.

We now turn our concerns relating to the description of the development.

On reading through the supporting documents, we consider that the description given to the [REDACTED] and fails to describe the proposal accurately. For example, the supporting statement is clear in that the crossings will be used by commercial vehicles, with a possible occasional use by a tractor, yet this is not referred to in the description.

In view of the unclear and conflicting information provided with this application, would you please confirm precisely what development is applied for.

In our view, it is considered that a more accurate description to enable public understanding of the proposals would be:

The Creation of heavy commercial vehicular accesses and egresses onto George Hill Road comprising:

Extending existing accesses and the provision of additional accesses to serve East Northdown Business Park.

Extending existing access and creating new vehicular accesses to new buildings (polytunnels) currently under construction.

Creation of new vehicular accesses to existing and proposed mixed development on land to the south of George Hill Road.

We would be grateful if the application description is amended to describe the application more accurately, that a new consultation takes place giving consultees 14 days to comment from the date of the new consultation and that adjoining owners are notified.

In addition to our concerns relating to the description and need for new consultation, we also wish to raise the following objections.

We would draw your attention to the appeal decision APP/Z2260/C/06/2033474 of 2006 (attached) in which it was confirmed by the planning inspector that the applicant does not operate a farming unit on the entirety of the land formerly farmed as East Northdown Farm, with much of the retained land currently in industrial use.

It is our opinion that this latest proposal would severely and adversely affect both the Northdown Conservation Area and the settings of five Grade II listed buildings and would not comply with the statutory requirements contained in the 1990 Act and or the NPPF. (see paras 12/13 of the attached appeal decision).

The applicant refers to sections of hedge being removed from either side of the gateways in each direction and on each side of the road. Would you please identify precisely where sections of hedge are proposed to be removed and the accesses referred to? We would express concern that the loss of mature hedgerow within a rural conservation area would be highly detrimental to the amenity of the area and may result in loss of ancient hedgerow of ecological value.

The applicant states: *"The improved access at entrance 1 will more importantly allow all traffic to access the nursery/garden centre buildings in the area known as Tomlins Yard..."*. In addition, the submitted 'aerial view' identifies a proposed, *"New Secondary Access to business Units and tractor crossing"*, and shows a dotted blue line leading to the current Industrial units. Entrance 1 as shown on the site plan, appears not exist at present and should therefore be categorised as an additional new access.

This new access would allow for all existing and future industrial traffic including heavy commercial traffic, to access the entire site in a sensitive rural Conservation Area, and within the settings of five Grade II listed buildings. We trust you will agree that the consequence of permitting such a new access would be extremely damaging to both the Conservation Area and the settings of the Grade II listed buildings, contrary to the statutory provisions in the 1990 Planning Act and the NPPF (again see paras 12/13 of the attached Appeal Decision).

Finally, the applicant refers to having submitted a farm plan and receiving pre-application advice. Will you please disclose both your pre-application advice and the farm plan for us to be able to fully understand the context behind the submission of this application.

We also wish to draw your attention to ownership statements made by the applicant that we consider to be misleading. The applicant alleges, *"The private road to the west serves the Farmhouse and adjoining listed barn – unit A, it also serves several other private residences with rights of access granted to them, the private road belongs to me, the applicant, and the other householders enjoy rights access up it to serve each property as a single private dwelling"*.

For your information, we understand that only two out of the seven independent residential properties are covenanted to be single private dwellings. Further we do not believe the applicant has been granted planning permission to use the 'farmyard' giving access to the claimed 'unit A' for commercial purposes. Are you able to confirm that this is the case please?

Yours sincerely,



Doug Brown, BA (Town Planning), MA (Urban Design)