

# Comments for Planning Application F/TH/20/0261

## Application Summary

Application Number: F/TH/20/0261

Address: Unit D East Northdown Business Centre Margate Kent CT9 3FF

Proposal: Variation of conditions 2 and 3 of planning approval F/TH/16/1193 for the erection of 3no. horticultural tunnel structures for agricultural use to allow for change in roof design (Block D)

Case Officer: Emma Fibbens

## Customer Details

Name: Mr Kevin Palmer

Address: Not Available

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affect local ecology
- Close to adjoining properties
- Development too high
- General dislike of proposal
- Increase of pollution
- Loss of light
- Noise nuisance
- Over development
- Residential Amenity

Comment:Kevin Palmer

7 Maple Close

Broadstairs

CT10 3ED

Dear Ms Fibbens,

Firstly, I would like to express my dismay that here we are again contesting the planning proposal for East Northdown Farm, when the original permission letter, dated 13 July 2017, carried specific conditions. Condition no3, fundamental to the original planning permission being granted, states that "The roof of the tunnel structures hereby permitted shall be constructed using clear corrugated sheeting or clear polythene, as shown on the approved section plan received 02 April 2017". If this condition is not being met, then surely the planning permission should be retracted. Another concern is that the initial application for change in conditions was made on the 21 February 2020 and yet we are only now seeing the plans and being allowed to express our

objections.

The current planning application for a change in conditions is not just about a roof change but implies a whole different building under the guise of a roof change, I refer to plans for Block D 20.029-26. These plans bear no resemblance to a polytunnel in any shape or form, the plans are for similar buildings to Block E, which are used as small business premises.

Planning permission for the original polytunnels was given in 2017 and work started on the 1/1/2018 with the tunnel structures being erected, thus establishing works have commenced and the structures are in place activating the Planning permission given. These Structures have never had a roof nor have they been used for agricultural or horticultural purposes, which leads me to believe it was a ruse to get the structure established with a view to change the permission at a later date for the industrial type units now proposed. It was also noted that the structure directly behind my property is notably higher than the structure adjacent to it.

The applicant refers to the use of the word tunnel in the original application F/TH/16/1193 as a term to describe the curvature of the roof instead of the building and that the plan was for a rigid building, yet the plans submitted for this section of the farm and all other applications clearly show a poly tunnel structure. This combined with all other applications for the East Northdown Site clearly show an intent of an Industrial area with improved access via Tractor Crossings. I also note a lack of a farm plan to show how the proposals are in keeping with operating an ongoing Farm, of which there is little evidence.

Furthermore, having read the letters of support from the applicants existing tenants or associates and their support of extra business premises (it is noted that there are no letters of support from neighbours) I don't see an application for a change of use from agricultural to small business premises.

My objections to the changed plans remain the same as before, the replacement of the polytunnel structures with business unit style buildings will:

- encourage more vehicular traffic onto the land thus increasing the noise levels
- the style of roof will impact on the outlook from our property with the solid structure being considerably more overbearing than the original clear plastic previously approved.
- proposed clear panels will create light pollution overlooking our garden
- change of building style will encourage small businesses and increase noise levels
- advent of industrial style buildings will impact the appearance of the local area and deprive the area of true farming land
- the buildings are not in the character and appearance of existing poly tunnels as noted in the delegate report form from original application F/TH/16/1193

Thank you for your attention.

Yours sincerely

Kevin Palmer  
07747096170