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**GREENSLEEVES, STANTON HARCOURT – APPLICANT’S STATEMENT TO BE READ AT  
LOWLANDS AREA SUB-COMMITTEE, 9<sup>TH</sup> OCTOBER 2017  
APPLICATIONS 17/01245/FUL & 17/01247/FUL**

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Thank you Chairman. Good afternoon, councillors.

The James family, with my practice as planning consultant, have worked so hard and considerably to bring forward for the Greensleeves site, in the very heart of the village, what we now firmly believe to be well-considered, balanced development proposals for the land located alongside the family’s existing house. There is a long history to all of this, touched upon in the Officer’s report now before you.

Indeed, the current scheme proposals have been several years in the making; and we had thought (we still think) we’d got it right. We firmly believe we have – and that the application comprising 3 sympathetically designed, family-size, high-quality new houses, plus, *at the family’s cost*, philanthropically if you like, the building of a new fully stocked shop and car park, properly landscaped and with a flat above for the shop manager or a staff member, **should be welcomed and granted planning permission.**

So, we hope you will chose to take a *contrary position* to that set out and recommended in the Officer’s report. If you decide you cannot, we urge you not to simply turn down the proposals today.

The application for the houses and shop is well-supported by the Village (*we note some 72 individual expressions of support this time around – the officer’s committee report states, “over 30”; and an earlier scheme version not before you this evening but for the same scheme content attracted just over 200 expressions of support, following an open meeting held at the village hall and so on*).

The existing village shop and Post Office proprietor Mr Hitesh Nayee (whose daughter is here this afternoon) has an established 20-year reputation locally as a shop keeper and post office operator, is *itching* to move into the **purpose-designed new shop premises**, located right across the road from the shop’s temporary home at the village hall, assuming, of course, that planning permission is forthcoming and development goes ahead as long hoped for. The Family and Hitesh intend to open the shop and post office as soon as possible, assuming, of course, that planning permission is granted.

This day has been a long-time coming; several years in fact – and regrettably, matters have not been easy with WODC Planning, as the family and advisers have had some 5 or 6 different planning officers assisting, each with their own take on matters, plus two conservation and design officers (the most recent of whom declined to attend any meetings or visit the site, despite our best efforts).

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Crucially, the Parish Council is very largely *in favour* of the proposals, albeit Committee will appreciate that given the very recent history surrounding the two much larger proposed housing development sites in the village, emotions and concerns about Stanton Harcourt and its future are running high and consequently, some concerns have been expressed about housing numbers and such like.

Although not before you this afternoon, given the timing of matters and planning 'protocols' and so on, we have very lately made some **scheme amendments to the current applications proposals**, in terms of the precise siting of the 3 new houses; and to set-back the shop a little farther from the frontage and to enlarge the new car parking – specifically to address the Parish's finer-grain comments, as well as to respond to some points picked up in the Officer's committee report.

A 6 minute slot cannot hope to accommodate all we would wish to say - but having been personally involved with the James's and the family's modest development aspirations for several years now, I would like to conclude by asking, respectfully, that in the event you decide you cannot grant planning permission for the more comprehensive of the two applications – i.e. the first application, with shop and houses together, then we would ask for a deferral of a decision, to allow more time for engagement with the Planning department and crucially, to enable discussion and re-consultation on some scheme layout and design revisions not yet seen.

We would hope that that is not too much to ask. The planning application process itself is expensive, unwieldy and energy-zapping. It takes a lot of determination and effort, even for small schemes. We would not wish to go back to square-one, having to prepare and submit a new application all over again. We have had just one objection from the village to our proposals; **with a great deal of interest and support from the community at large concerning what happens today**.

The James's have lived in Stanton Harcourt for a long time, having settled in the 1980s – and are fully engaged in the church community and village life - and they wish to do so for years to come, and hopefully, to realise their ambitions for 3 new houses on their generous garden plot, together with building an attractive new shop, *bespoke for the tenant with whom they are sitting here this afternoon*, and located right where, once-upon-a-time, you'd have found a run of old cottages and outbuildings, sadly demolished in the 60s.

If both applications before you this afternoon are refused, in my humble planner's view, this would be a very great pity, all things considered.

Thank you for your time.

I would like to make an objection to this retrospective planning application.

This objection is on behalf of all five residents who live close to the Mount Pleasant site down the bridlepath and unadopted road part of Chapel Lane and includes:

Dr and Mrs Sharp-Dent , Chapel Row  
Mrs Every, Old Farm Cottage  
Mr and Mrs Westby, Greystones  
Mrs Boyes-Weston, Walnut Cottage  
Mr and Mrs Norris, Moonwind

It appears to us that the case against this application on an agricultural field is clear and seems against the planning policies of the district council and the parish council.

The original planning permission for this land was to convert the use of a chicken shed to a workshop for welding bedsteads and the like but this ceased many years ago and the land is now used for a variety of activities such as :

1. Vehicle repair business.
2. A storage facility using various shipping containers.
3. A general vehicle park for assorted vehicles, containers, caravans, trailers etc.
4. Occasional motorbike circuit for riding scrambling bikes around the field.
5. Occasional dumping ground for various other peoples excavations and landscape gardeners rubbish.

The general escalation of the use of the land can be seen from looking at satellite picture records of the site over the past ten or so years.

The traffic down Chapel Lane to Mount Pleasant Farm has gradually increased but it is the residents who pay to maintain the road. The pot hole filling is done by ourselves but we have also paid for work to be done by contractors several times over the past ten years. At least £6500 in the past two years.

The lane opposite Mount Pleasant Farm entrance is now one big pothole and Mrs Boyes-Weston has to access this section of the road to access her house. This house originally incorporated the Mount Pleasant site but was sold when the present owners relative passed away but the land was retained.

The mobile home has been occupied for a couple of years and a second one was delivered a

year or so ago. If this planning permission is granted it gives the green light to a continuation of turning the site into something very few people would want near their home. The neighbours adjoining the site have almost certainly seen an effect on their property values and also on their ability to sell their properties.

I do not want to over state the problems we have seen but one of our concerns is that the conditions of previous planning consents are continually breached and we think things will only get worse if this consent is given.

We all live down Chapel Lane for its quiet seclusion and rural aspects. Most of us have lived in the lane for in excess of 35 years but we are more and more concerned that the various activities going on at the Mount Pleasant site is changing the nature of the lane.