

Objection – Modern Barns Chimney Farm Barns 11th November 2019

I wanted to take this opportunity to highlight the reasons why we are asking you to reject this application in its current form.

Chimney is an isolated, rural hamlet, accessible only by a single track road, with only 5 permanent dwellings of 15 residents and is surrounded by a nature reserve. The applicant already has developed 3 large holiday barns, which are right on our boundary, which they rent out through their holiday let business, to large groups, frequently including hen and stag parties. This means we are regularly inundated by up to 37 visitors, descending on our hamlet for these large parties.

The Council's fought hard to prevent this final barn in question being converted, with its refusal upheld by the Appeal Inspector last year, who agreed with the Council's view that this development would be unsustainable given its isolated location and would have a detrimental urbanising impact on the historic, rural setting. Sadly the applicant has now secured change of use to residential under permitted development rights.

Now whilst the council may now be unable to prevent it being converted to residential, you do have the power to ensure its undoubtable detrimental impact is reduced, by rejecting the current proposal today and forcing it to be amended to something that is more sympathetic. Firstly,

1. Refusing it on the basis it would require you to allow additional agricultural land to be cleared of a belt of attractive, well established trees, to create garden on its western or left handside. This land isn't covered by the permitted development rights that granted residential usage for buildings, as it's not within the buildings curtilage or title deeds. Moreover, both the Appeal Inspector and LPA Officers specifically cited the loss of this band trees to create garden as one of the harmful aspects of developing the barn in the previous refusal.
2. Reject it because the current design will cause significant light pollution, destroying our dark sky, not to mention impacting the abundant wildlife that is being conserved here, with light spilling from 13 large roof lights and 4 massive floor to ceiling windows/doors.

Our biggest fear is that it will be developed and rent it out as another large holiday let. Adding another 5 bedroom barn to the site would mean we'd be inundated by over 50 visitors at a time.

If you do decide to grant permission then we would ask you to apply the following 2 conditions :

1. That it can't be used for holiday lets or corporate events
2. That permitted development rights be removed, so that the amount of accommodation can't be increased unchecked, as was the case with the other 3 barns, which were originally only granted permission as three 3 beds but were subsequently expanded to 15 bedrooms.

We really hope that you'll be sympathetic to our very real concerns and refuse the application today.

Thank you