

**18/06715/FUL**

## **Consultations and Notification Responses**

### **Ward Councillor Preliminary Comments**

#### **Councillor Shade Adoh**

Following concerns raised by neighbours in relation to this application, I will like to call it into committee please. The concerns are that the property has not been used for the purpose it's been applied for and it's not suited to the area. Further points to consider:-

1. Land over-which new road will be created was historically refused planning for a house both initially and after appeal as it was deemed to encroach on AONB and create increased structure to fragmented countryside where not warranted.
2. Bridal Way Barn 200M down the road has recently applied for planning and been refused on an application that is very similar to Boundary Farm. Refusal again on AONB basis.
3. The site is significantly encroaching on AONB Boundary on a site that falls away into forest and rough fields. It goes behind a property that fronts the main road but is visible from footpaths. No other precedent for such encroachment in what is farming land along the vicinity.

### **Parish/Town Council Comments/Internal and External Consultees**

#### **Radnage Parish Council**

Comments: Not received

#### **Control of Pollution Environmental Health**

Comments: Objection subject to: Condition: Non-Mains Foul Drainage Details of the method of non-mains drainage shall be submitted to and approved in writing by the Local Planning Authority (LPA). The details shall show compliance with paragraph 020 (Reference ID: 34-020-20140306) of the National Planning Policy Guidance (NPPG) titled 'Are there particular considerations that apply in areas with inadequate wastewater infrastructure?' Should anything other than a package treatment plant be chosen, the applicant will need to submit a drainage assessment to the LPA in accordance with the NPPG. The scheme shall be implemented in accordance with the approved details prior to the occupation of the development. Reason ' to protect controlled waters and residential amenity.

#### **County Highway Authority**

Comments: No objection subject to conditions

### **Representations**

A number of representations have been received from two occupiers, including legal representation on behalf of a local resident. The main comments relate to:-

- There is no established access and groundworks will be required.
- The applicants have always intended to convert to residential.
- The need for accommodation is misleading.
- Restrictive covenants are on the land.
- Detrimental to the local environment.
- The building was erected for the sole purposes of residential.
- The legal representation relates to the CLE application and has been fully considered