Norma Gudger

From: planning@hinckley-bosworth.gov.uk
Posted At: 19 November 2009 17:49
Conversation: PublicAccess for Planning - Application Comments (09/00833/FUL)
Posted To: Planning Application Comments

Subject: PublicAccess for Planning - Application Comments (09/00833/FUL)

PublicAccess for Planning - Application Comments (09/00833/FUL)

"Robert Montgomery" has used the PublicAccess for Planning website to submit their comments on a Planning Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for PublicAccess comments submissions.

PublicAccess for Planning - Application Comments for 09/00833/FUL "Robert Montgomery" you have been sent this email because you or somebody else has submitted a comment on a Planning Application to the planning department using your email address.
A summary of your comments is provided below.
Comments were submitted at 19/11/2009 17:49:24 from robert.montgomery@phonecoop.coop
Application Summary

Application Number: 09/00833/FUL
Address:
The Glebe Field
Peckleton Common
Peckleton
Leicester
Leicestershire
LE9 7RF
Proposal:
ERECTION OF FISHERY MANAGERS DWELLING (REVISED SCHEME) Case Officer:
Richard Wright
Customer Details

Name:
Robert Montgomery
Address:
Manor Orchard
10 School Lane
Stapleton
Leicester
Leicestershire

Comments:
Sunnyside
School Lane
Stapleton
Leicester LE9 8JR

19 November 2009
Tracey Darke
Development Services and Policy Manager
Hinckley and Bosworth Borough Council
Council Offices
Argents Mead
Hinckley LE10 1BZ

Dear Tracey,

PLANNING APPLICATION REF 09/00833/FUL
ERECTION OF FISHERY MANAGERS DWELLING (REVISED SCHEME) The Glebe Field, Peckleton

Common, Peckleton, Leicestershire

Thank you for your letter dated 2nd November 2009 regarding the above planning application.

Parish Councillors have studied this application very carefully and object strongly for following reasons:

1. This proposed new house is an intrusion into open countryside in an elevated position outside the village envelope. As such it is totally inappropriate.

2. The position and setting of the house do not relate to the landscape i.e. the house will be highly visible and not set into the landscape. The proposed screening bank is only 1.2 m. high and does not extend for the width of the house. As such it is inadequate to screen the house from the road. The planning application states that the house will not be seen from the road which is simply incorrect. The attached photograph of the site is taken from the grass verge of the road which is known as Peckleton Common and the site is clearly visible.

There are other locations on the site which could have been chosen where the house would not have been seen from the road.

3. If the justification for this house is that it relates to the fisheries business, then it is not located in the correct position, as it is remote from the entrance, car parking and fishing lakes. It could therefore be readily sold in the future as a house which is independent of the fisheries business.

View of site from the road (Peckleton Common)

4. The design is not appropriate to the location. It is a very large house with extensive outbuildings which does not relate to the local context in terms of size, scale, materials or style. The local context is created by the nearby Glebe, Wayside, Rose and Myrtle Cottages.

5. The planning application states that there is no gain in residential units and non residential space which is surely incorrect, as there is no house or non residential space at present. It is assumed that the outbuildings relate to the fisheries business and hence contain non-residential space which does not currently exist.

6. There has been no neighbour or community consultation. This would have been welcomed by the Parish Council, given concern by local residents at the way this site is being developed and used.

7. Incorrect statements in a planning application are not acceptable.

The Parish Council therefore urges the Borough Council to reject this application.

Yours sincerely,

Ken Bown
Clerk to the Parish Council.

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