

ICKLEFORD PARISH COUNCIL

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A. McDonald
Planning Department
North Herts Council
PO Box 10613
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NG6 6DW

22nd June 2022

Dear Mrs McDonald,

Ref: 22/01448/FP Full Planning Permission: Erection of five dwelling houses in association with a new access spur from the Lodge Court, on-site parking, landscaping (inclusive of new trees), formation of a pedestrian footpath and designated communal open space. Revised application following approvals of 20/00891/FP and 21/03464/S73. Land at Turnpike Lane and Adjacent to 4 Manor Close, Turnpike Lane, Ickleford, Hertfordshire.

Further to our previous letters of objection dated 15th February 2019, 21st May 2020 and 12th January 2022, we again write to you, on behalf of the neighbouring residents whose lives will be even more affected by this latest application and on behalf of the village as a whole, to reiterate the Councillors' **STRONG OBJECTIONS** to this latest Planning Application.

Objections are based on the following:

1. It seems that the landowner had always intended in securing the largest houses possible within the bounds of the Government Inspectorate's ruling, regardless of design and the distress it would inevitably bring to the neighbouring residents of this development.
2. The new designs are not within keeping with the nearby Conservation area or neighbouring houses and would strongly detract from the Manor and its surrounding heritage buildings.
3. Our letter dated 12th January 2022 argued that the Velux windows would allow the neighbouring houses to be overlooked and their privacy to be compromised. The representative speaker for the development, at the North Herts Council Planning Meeting on the 31st March disagreed with this, saying that the small amount that the roof was being raised would not allow this to happen, and yet this new application has now completely changed this claim.

With the new designs now incorporating a forward-facing, floor to ceiling window in the roof space, looking towards the neighbouring properties from Plots 1-4, and with Plot 5 to be situated side-on to neighbouring properties and incorporating a new balcony, privacy will be totally compromised, especially with the development being set higher than Manor

Close. Plot 1 also now includes a north-facing floor to ceiling window in the roof space, which will invade the privacy of properties in Lodge Court, especially with the removal of certain trees.

4. We have previously explained our great concerns with regards to 'run-off' water flowing into Ickleford's existing Victorian sewage system. The representative at the North Herts Council planning meeting spoke about the incorporation of a new rainwater pond which would deal with such run-off water, and yet the new site layout shows that this facility has disappeared and that a new double garage for Plot 4 sits where the pond was originally located. Where does the developer now intend the run-off water to go?
5. The issue of parking once again shows that no consideration has been given to the development's new sized houses and layout.

With Plots 1-4 now having five bedrooms and Plot 5 having four bedrooms, there is the possibility, with the inclusion of teenagers, of there being 24+ vehicles on site. Unfortunately, as has been stated in the past, most modern garages are not designed to accommodate the 4x4s and SUVs favoured today - and in fact Plot 5 only has two parking spaces. Therefore, the possibility that the garages will become extra storage, leaving only two spaces per house is likely. Where does the developer propose that the remaining vehicles will be parked? This issue will be further compounded by the lack of visitor parking spaces; the allocation is only four spaces!

We have tried on many occasions to draw this situation to the attention of North Herts Council. With parking on this development being restricted, it is inevitable that parking will be sought in nearby roads, which are already congested.

6. With the problem of increased parking, our concerns are once again drawn to Emergency Services and their ability to manoeuvre around parked vehicles, especially after midnight when the majority of residents will be home. With the possibility of 24+ cars being in situ, would the Fire Service and Ambulance Service be prepared to say that manoeuvrability would be easy?
7. Visual limitation would now be impaired by the proposed removal of trees and vegetation. Although the planting of new trees has been taken into consideration, this will not afford the nearby residents any privacy for many years.
8. In the Appeal Decision dated 28th September 2021 taken by Mr. W. Johnson, the Inspector appointed by the Secretary of State, the 'Schedule of Conditions' states under Item 3 that the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified within the Design and Access Statement and on the Application Form.

Since this decision, which had been accepted, the landowner and developer have now made two more applications, taking this development from an agreed level to an imposing one and now an overbearing and unacceptable level. It has no design harmony with the rest of the village and surroundings, and gives nothing to local residents, as prices will be beyond the reach of the majority. The layout is far from the original application put forward at the Appeal and agreed by the Inspector. Affordable Housing and Housing Needs have not even been considered by the landowner or Developer or stated as a requirement by North Herts Council.

It is the considered opinion of Ickleford Parish Council that the conclusive issues above significantly outweigh this new Planning Application which we continue to **STRONGLY OBJECT** to. It is also our judgement that the landowner and developer should be constrained to the Planning Application 21/03464/S73 dated 20th December 2021 which, although objected to by the Parish Council, was accepted by North Herts Council.

Yours sincerely

Judith Crosier
Clerk to Ickleford Parish Council