

From: [Fred Beaumont](#)
To: [Planning Comments \(SMDC\)](#)
Subject: Planning Application Number SMD/2022/0593: A Response
Date: 23 December 2022 15:02:30

Dear Sir/Madam,

I would be grateful if you would consider this email as my formal response to your letter of 7 December 2022 about planning application number SMD/2022/0593 made by Mr and Mrs N Humphreys of Meadow Place Farm, Brookfields Road, Ipstones, relating to construction of a single dwelling to the rear of the applicants' existing house. In it, I will explain why, based on the information provided, I must object to the applicants' proposal and ask that my reasons are considered in determining the planning application.

The Design and Access Statement related to the planning application describes Meadow Place Farm as comprising (inter alia) a flanking barn now converted to a dwelling. This barn conversion is accessed through the main gateway to Meadow Place Farm courtyard and faces the western flank of my property at a distance of under 100 yards. The applicants' let this barn conversion to holiday makers. This noticeably increases traffic flows and noise pollution, especially during annual holiday periods, to which we are routinely exposed.

The same Statement articulates in clear terms that the applicants' planning application gives them 'the future option of downsizing to this plot'. Logically, I note, this suggests that the applicants have not yet decided to downsize into this plot but maintaining their future option to do so means they have no intention of selling the proposed dwelling. I note from the applicants' proposed site plan that the proposed dwelling comprises two blocks with a linking block. I also note the proposed new parking and turning space clearly illustrates an area large enough for at least two cars. Furthermore, I note a screening hedge planned to provide a line of new boundary between the proposed dwelling and Meadow Place Farm.

These factors, taken together, leads me to conclude, on the balance of probabilities, that the applicants' immediate intention is to use the proposed dwelling for up to two additional holiday lets. This would total three holiday let properties all within 100 yards and on two sides (west and north) of my property. This would increase traffic flows and noise pollution by a corresponding factor, all to which we would be routinely exposed.

Self-evidently I may be wrong about the applicants' intentions to use the proposed dwelling as holiday lets and I accept that my objection to the planning application is made on that basis. I would therefore be content to review my objection if the applicants provide further information as to their immediate intention for the proposed dwellings.

Yours faithfully,

Mr Frederick G. Beaumont

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