

Hathaway Cottage Farm
Gorsty Hill
Tean
ST10 4EL

06 March 2024

FAO: Deb Smith
Casework Officer
The Planning Inspectorate
Via Email/portal

Dear Sir/Madam

Re: TOWN AND COUNTRY PLANNING ACT 1990
Appeal by Mr & Mrs Collier - Woodland View, Tenford Lane, Tean, ST10 4EL
Appeal Ref: APP/B3438/W/23/3330535
SMDC Planning References: SMD/2019/0778 and SMD/2022/0458

I live next door to this site. I have lived here for 18.5 years, since I was born. I have only ever known the site to be used by the applicant, mainly as an allotment. He wasn't our neighbour but he visited the site daily to tend to his allotment. Quite often in the summer he would walk or bike up. Quite often he would give us some tomatoes and cucumber etc. which he had left over. He had his allotment right up until Covid hit in 2020.

As a teenager, I've never really taken much interest in the site but since this planning application was made (and the applicant tried to use some of the land belonging to us in the planning application), I've obviously become more aware. This has placed a lot of stress on my family. I've also become aware of the fibs which have been told, something I'm really shocked about.

I'm currently studying Geography A level so I am interested in the environment. We have been so lucky to live somewhere with so much biodiversity and wildlife, including many protected species.

I know from previous planning applications that this site was always classed as redundant agricultural barns but then in 2020 it was described as "commercial". I am not as invested in this planning application as my parents are but just to say I have only ever known the site as an allotment, used by the owner himself. I have never known the site to be a "transport yard" as described by the applicant, planning officer and highways officer. I've never known HGV's or heavy farm machinery to be present on the lane. My dad and neighbour have small "ride on" mowers to cut their grass. My dad owns a van which he parks on our own drive (Hathaway Cottage Farm) – always has.

I know the applicant and planning consultant have said my dad ran his business from Woodland View in 2005 to the present date. I was born in 2005 and growing up, my dad was a Gas Engineer. Here's a picture of me with my dad. This was around 2008, possibly 2009:



You can see the van indicates “central heating”. And in the other picture you can see him wearing his top which says “Iguana” on – that is the company he used to work for. He worked for them (Iguana was a subsidiary of Eaga Trust) right up until 2011. In fact, thanks to the Eaga Trust, which my dad is a member of, I have been made a child member. This membership entitles me to obtain some funding for my studies. I know none of this matters with regards to the planning issues but it does matter to correct the lies that have been told about my dad. My dad worked for the Eaga Trust up until 2011. In April 2011 Eaga were taken over by Carillion and my dad was made redundant. He then worked for himself as a Gas Engineer up until around 2015.

My dad did not run a house clearance business in 2005 to the present date yet that information was used to grant planning permission without even asking my dad if this was true. My dad didn’t even know any of the lies told about him until way after the planning permission was granted.

I have grown up here, I have many happy memories and I’ve felt safe for the majority of the time. I would not walk down the lane at dusk and beyond because the lane is unlit, is very narrow and has no pavements so it would not be safe. Tenford Lane is the same but many cars come down the road at speed (it is a 60mph road). As a passenger, I’ve witnessed many near misses because you can’t see clearly when pulling out. This is something I’ve become more aware of as a young driver myself. It is a safety concern which we all share as a neighbourhood.

I do quite a lot of running (currently training for the London Marathon) and I am extremely cautious when using the lane. I fear that adding 60% of traffic on this lane will be dangerous for everyone concerned. The houses are not in-keeping with the area at all. I understand the plans are inaccurate. I can’t understand the need for three houses crammed into such a small site that has less than desirable access. I can’t understand why the planners want to put a house where currently it is open land and affords views over open farmland.

I’ve been told that the septic tank/water treatment plant will be placed so close to our boundary that the applicant has then used some of our garden! I’m quite concerned this is too close to our two large oak trees and I’m also concerned that it is too close to my garden and will have an adverse impact on the enjoyment of our garden (my amenity). I’m also concerned that my neighbour thinks he can use our land without asking us!

I am really worried how the construction traffic will get up the lane and the impact this will have on us. What will happen if I’m running down the lane and run into a big HGV? Or driving? I’m worried about

my younger sister who uses the lane daily to walk our dogs and our neighbours who do the same. I'm also concerned there are parts of the lane which are so narrow that large vehicles will start to erode the bank away and this may affect the large oak tree which has some exposed roots. Although it has been stated that large vehicles travel up the lane, this is not true. I've not witnessed these in the 18.5 years I have lived here. There is nothing retaining the land either side of the lane and erosions caused by heavy traffic could induce a landslide. We have already witnessed this ourselves in 2020 when part of our garden fell into the side of our house. This was during a particularly heavy flood; something that is now a regular occurrence.

If the excess development traffic causes harm to our lane, who will pay for it? Who will repair the damage? The applicant doesn't own the lane, who will be liable? Who will take responsibility for the damage construction traffic will cause? The applicant does not own the lane and he does not have permission to use it, according to the land agent.

Why does there need to be 3 houses crammed in such a small space which are not in-keeping with the surroundings at all?

This is a barn; I've only ever known it as a barn. It is not a commercial unit. How can 4ft pig pens be classed as a commercial unit? My parents have tried to explain this to the planning department for four years.

I am concerned this development will have an adverse impact on the SLA we live in, will affect the biodiversity and the wildlife and the harm will outweigh any merits the development will bring. In fact due to the unsustainable location and unsafe access, I fail to see any merits on this planning application and I hope you will see this too when you visit the site.

I hope you will see through the fibs that have been told and assess this planning application on its **true** merit.

Yours sincerely

Megan Smith