


**From:** [REDACTED]  
**Sent:** 10 October 2023 16:55  
**To:** Planning  
**Subject:** Re application 3/2023/0746.

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Attention Ben Taylor Planning. Re application 3/2023/0746.

I am writing to express my strong objection to the planning application 3/2023/0746 Certificate of Lawfulness for existing use of an agricultural building as a dwellinghouse on agricultural land at Pendleton Road Wiswell BB7 9BZ. I am a local resident and I have the following concerns about the proposal:

I do not believe that the 4-year rule can be used in this case to secure a Certificate of Lawfulness. The applicant was aware of planning breaches and a key element of the 4-year rule is to prove that you were unknowingly in breach of any planning regulation. The applicant was aware of planning breaches from March 2019. (applicant's original application 3/2018/0989 approved March 2019 clearly restricting the building to agricultural use only) Also, a crucial point of the 4-year rule is it is not possible to apply for a Certificate of Lawfulness if enforcement action is in progress.

Also, regarding the change of use of the building and land.

The proposed development is contrary to the local plan, which designates the site as an area of open countryside and does not allow for any new residential development.

The use of the site as a residential property harms the character and appearance of the landscape.

The proposal would also result in the loss of agricultural land and building.

The proposal would have an adverse impact on the amenity and privacy of the neighbouring properties. The building is close to the boundaries of neighbouring properties.

The current unauthorised use of the agricultural shed as a residential property including a large greenhouse a solar panel rack and prominent security camera has a negative impact on the character and appearance of the rural landscape. Residential approval would in effect make the site a permanent blot on the landscape. Namely an incongruous and unsuitable change of use.

The proposed development would cause harm to the biodiversity and ecology of the site.

The proposed development would generate additional traffic and noise, which would disturb the tranquillity and amenity of the surrounding area.

The proposed development would set a precedent for further encroachment and urbanisation of the agricultural land.

For these reasons, I urge you to refuse this Planning Application/Certificate of Lawfulness and protect the green field agricultural site from inappropriate and harmful development.

I request that you notify me of your decision and any further developments on this matter.

Yours sincerely,

