

Wiswell PC response to planning application: 3/2024/0615

Evidence Base

- Documentation on RVBC site
- Viewing of proposed site from Pendleton Road

Summary

We strongly object to the change of usage from agricultural land / agricultural storage to a residential dwelling with associated drive way and parking facilities on the following grounds:

- We believe that the land is a designated area of open countryside albeit with some facility for agricultural storage. This does not include conversion to a residential dwelling. However, from the moment that approval (with pre conditions) was given for the construction of a storage facility it is evident that the building has been used for unauthorised residential purposes.
- The formal change of usage to residential dwelling would irreparably damage the character and appearance of the landscape as well as adversely impacting on the privacy of neighbouring properties.
- We are concerned that the proposed development would set a precedent for further encroachment and “urbanization” of agricultural land and legitimise the use of the tactics outlined in the bullet point below to subvert planning regulations.
- Over a number of years unauthorised developments on this site have angered and caused anxiety amongst a number of neighbouring property owners. Over time this has included using the agricultural shed for residential purposes, the use of a large and unsightly solar panel rack and greenhouse style construction, access to some public utilities and the installation of intrusive security cameras. We are fully supportive of RVBC’s actions to intervene to ensure that these unauthorised developments are reversed as cited on the Register of Enforcement and Stop.