

Dear Maya Cullen,

We would like to officially comment/object to the Planning Application **3/2026/0246**.

Site Address:

Land at Lower Hud Lee Farm Longridge Road Hurst Green BB7 9QP

Our comments/objections are based on the Application submitted, the accompanying details in the "Agricultural and Design Statement" and previous application made on this building under **3/2024/0782** on 10/12/2024.

This small structure used for sheep husbandry was part of Lot #2 of a 3-Lot Informal Tender Sale hosted by Armistead Barnett in January of 2023 (see Appendix #1). It was described as a "**useful stone and brick outbuilding**" had no hard-standing or track servicing this structure (curtilage), abutted by pasture all sides and measured approximately 40 meters square. This small size would render this inappropriate for living accommodation.

The building works that started in September 2023 included the demolition of the sheep husbandry building, the laying of enlarged concrete footings, increasing its foot print to approximately 70 square meters, changes to the layout of door and window openings and change of roof from a Pent design raising its height from 3 meters (highest pent roof height north elevation) to a Pitched design at 4.1 meters (Pitched Roof ridgeline height west elevation).

In that application the new building was declared by the owner as a "**Redundant Agricultural Outbuilding**" and also declared that the "**Agricultural Use**" of that building had ended **22/12/2023**.

That status was maintained throughout the RVBC Planning process for Application **3/2024/0782** and the subsequent Planning Enforcement Appeal **APP/T2350/C/25/3369379** to HM Planning Inspectorate ending February 26th 2026.

3/2026/0246 Agricultural and Design Statement:

The information and details submitted in this statement are, in our opinion, misleading to a large degree and animals that have been free to roam all parcels of land have now been deemed to be concentrated on Lot#2 (of the Armitstead Barnett Tender document) to coincide with this planning application.

The language used to describe the activities as a farming business cutting grass for silage and hay appears quite genuine and fits with pre-purchase historical use and subsequent current use of the land.

Attempts to annex this small plot (Lot#2) from the larger 40+ acre plots purchased in early 2023 appears divisive considering the same farm vehicles and operators are cultivating the grass for silage on these same parcels of land and that the introduction of a small flock of sheep prior to this application we think is for appearances sake.

We also believe this land is simply an extension of the same farming business run by the Holt family, headed by the applicant's father John Holt senior, with significant holdings to the south of the B6243 Longridge Road at Grindlestone Farm.

The Building / Design:

As detailed above this was a small outbuilding which was demolished, rebuilt and significantly increased in size as a precursor to planning application **3/2024/0782** for conversion to a dwelling and declared as redundant for agricultural use, and that agricultural use declared ended in December 2023.

At a similar time another Planning Application was made under **3/2024/0853** on Lot#1 of the Tender Document which was granted to create a covered livestock gathering area to the south of this building to facilitate the collection and husbandry of animals and then was granted further extension to provide storage for hay.

That building has been used for sheep gathering since construction and is more than adequate in size for such activities and storage, is closer and more convenient to access from the main farmstead and holdings to the south of the B6243 Longridge Road at Grindlestone Farm, and further renders the building this application refers to as redundant.

Further comments in the statement attempt to soften the impact of it's domestic appearance, large openings to the south stating requirements to provide light into the building for safe working conditions and roof and wall materials in keeping with surroundings and character of the area. We firmly believe this new configuration of the building was constructed to match plans for the dwelling conversion mentioned above, all without planning permission of any kind.

All agricultural buildings that we are aware of, including that constructed by the same family under 3/2024/0853, include significant light panels in the roof to allow light into the building, the construction of a solid slate roof in its new pitched format is more akin to a human dwelling and not for agricultural amenity.

Hard Standing:

There has been repeated reference to an “**existing hard standing**” and “**access track**” at this site which is false. At no time during the purchaser's ownership of this land has there been a hard standing around this building for at least 20 years prior to that purchase in early 2023. The area around the original building and to/from the field gate from our driveway has been laid to grass since at least 1976 from an aerial photograph taken at the beginning of the Adamson House barn conversation, and publically available historic Google Earth mapping can show the same from the year 2000 (see Appendix #2).

Attempts made during building works to lay hard core and create a hardstanding/access track from the building to the field gate from our driveway prior to inspection/Planning Application were highlighted to RVBC Planning at the time and the owner was requested to cease and desist any further work (See Appendix #3). We believe the erection of a wooden poled stock fence on that grassed area in front of the building does not constitute a hard standing, existing or otherwise.

Site and Location Plans:

For the purposes of clarity we wanted to point out some details on the Site and Location plan documents submitted in case they are deemed accepted by us/neighbours.

26_0246_Location Plan.pdf

- We do not accept that the lane from the Bailey Cottages on B6243 Longridge Road to site highlighted in red should be part of any Planning Application and is for direction finding and orientation only.

26_0246_Site_Plan.pdf

- We do not accept the inclusion of ...
 - [REDACTED]), the applicant / owner only has right of access to/from the field gate,
 - the communal lane / public bridleway (to the left of that drawn downwards)
 - or the curved area (assumed “existing” track/hardstanding) travelling [REDACTED] the building,

The above highlighted in red should not form part of the Planning Application.

Conclusion:

The original mono-pitched outbuilding exists now only in photographs which date back to at least 1976 where the dual stone / redbrick construction can be seen, the Armitstead Barnett tender document from 2023 and global internet mapping services.

The new building constructed has been significantly changed both in proportion and layout and as such resembles that of the domestic dwelling, demonstrated in the conversion plans applied for under **3/2024/0782**.

Retaining the structure and design of this building as an agricultural unit runs the significant risk of future conversion to dwelling application with pre-existing plans in place.

In addition, the assertion that this plot of land is managed independently of the other holdings and family farmstead at Grindlestone Farm appears weak, considering that not only is the stated owner, being Alan Holt, is known to be in full time employment but that the grass /silage/hay cultivation is performed by all working members of that farmstead.

Also, one of the stated uses of this building was to store significant amounts of hay for winter animal feeding, which we feel is a **significant fire risk**, especially as [REDACTED] in the autumn and winter months with the flue exiting directly outside this building within [REDACTED]. And an additional risk of vermin nesting in this store so close to human habitation.

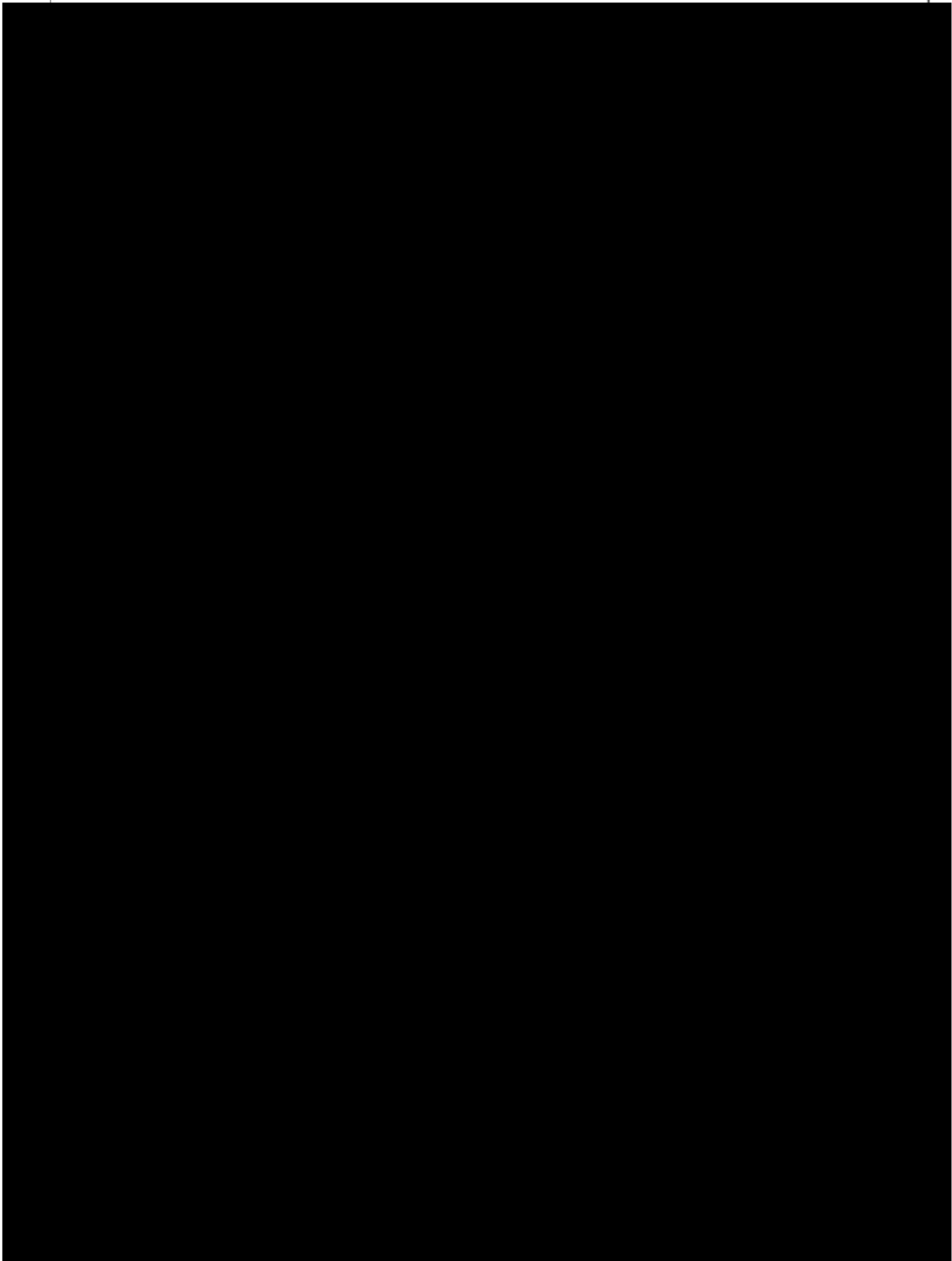
And lastly, the fact that there is a far more suitable purpose-built livestock gathering and storage building close by renders the use of this application’s subject building unnecessary for agricultural purposes.

Thank you for taking the time to consider these comments.

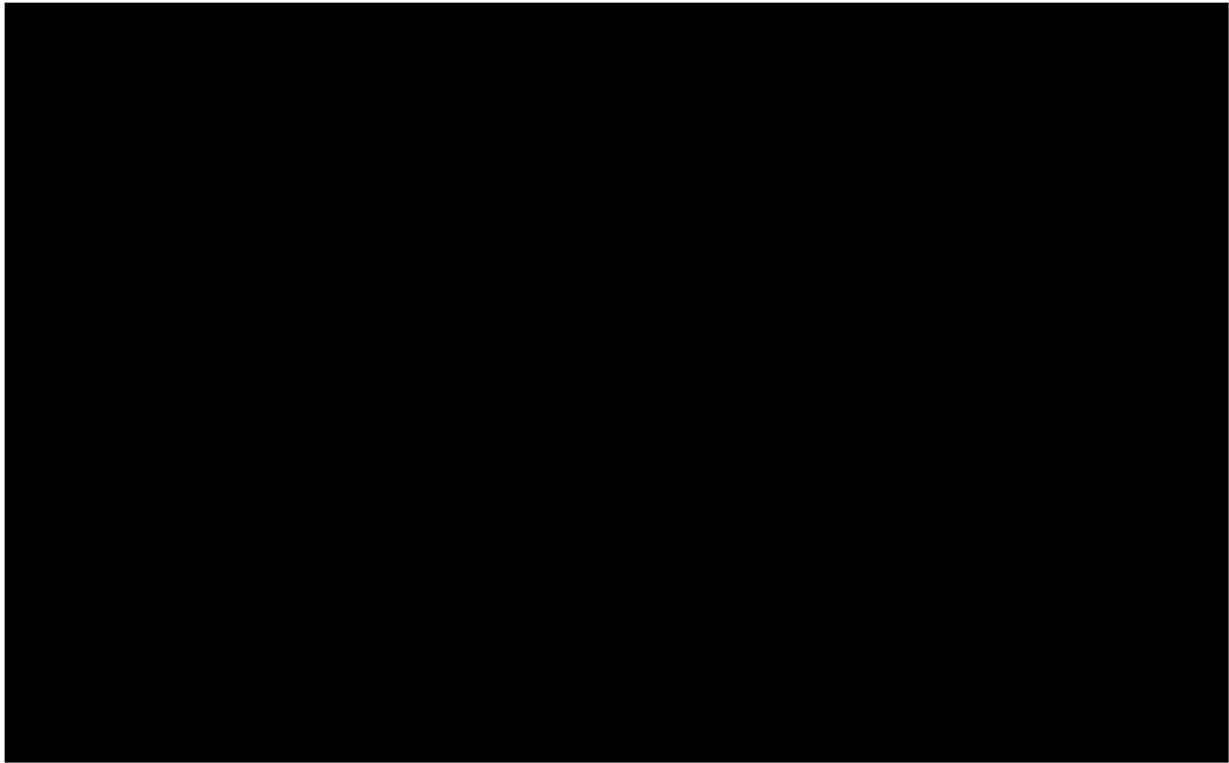
Yours sincerely

[REDACTED]

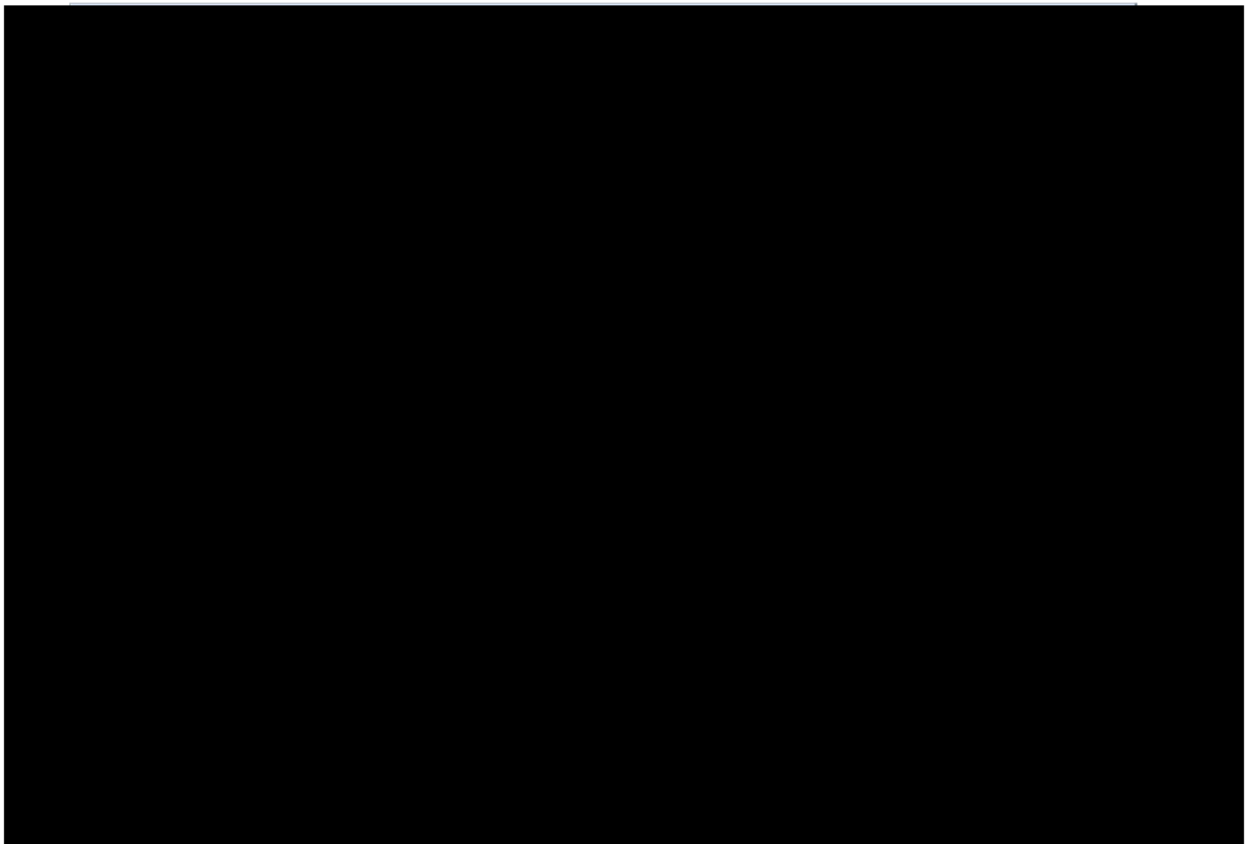
Appendix #1 – Armitstead Barnett Tender Document



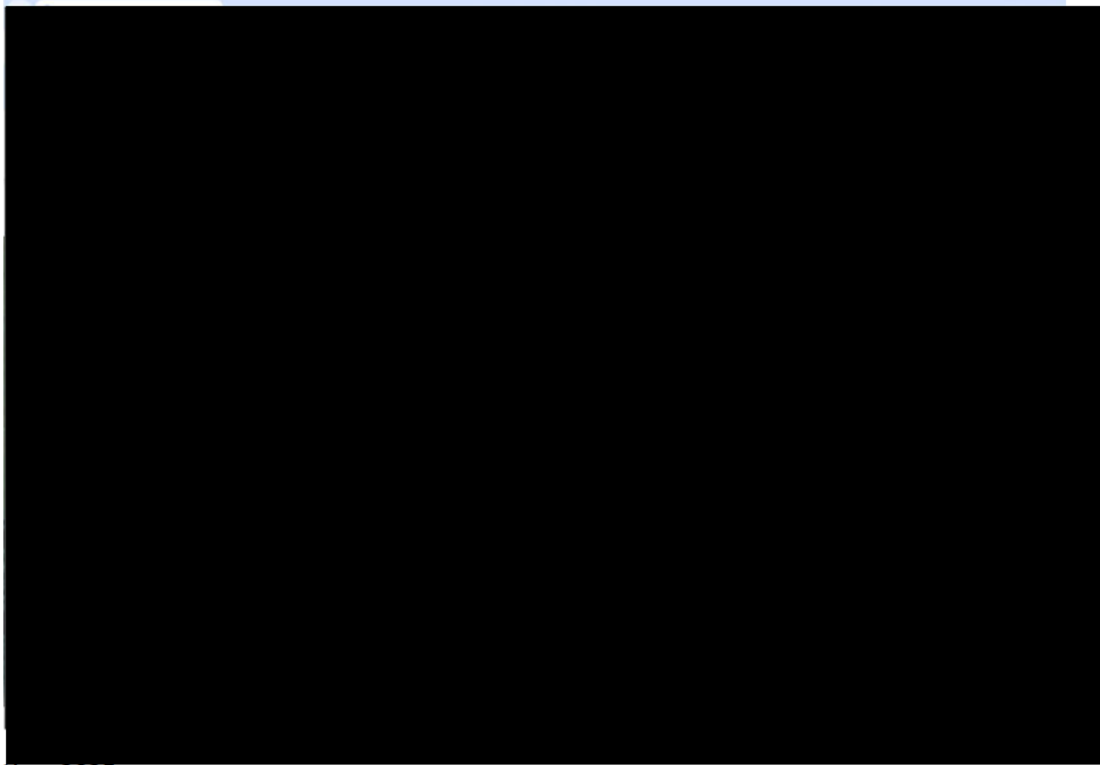
Appendix #2 - Historical Satellite Images



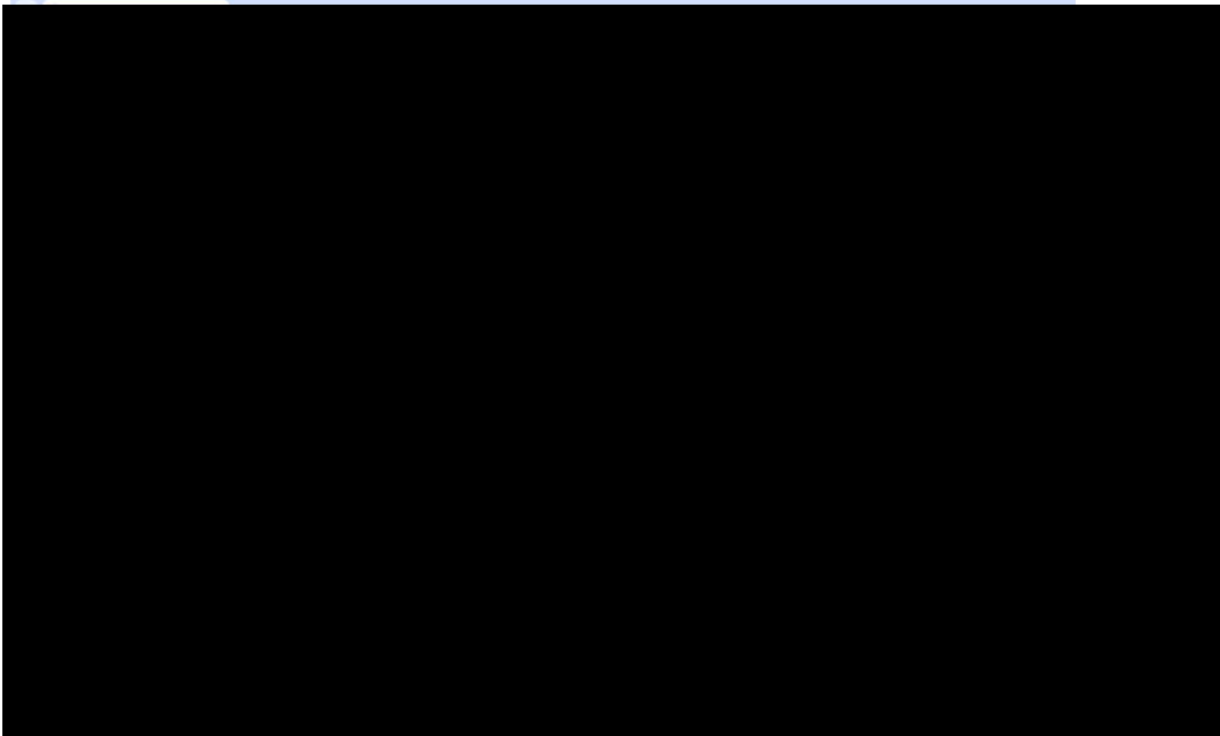
2015



Year 2023



Year 2025



Appendix #3

Attempt to create hard standing.

