

Case No: SDNP/20/00708/FUL
Proposal Description: (Retrospective) Erection of private recreational stable to be used in association with Hayden Barn Cottage
Address: Hayden Barn Cottage, Hayden Lane, Warnford, SO32 3LF
Parish, or Ward if within Winchester City: Warnford and West Meon
Applicants Name: Mrs A Cooper
Case Officer: Miss Hannah Harrison
Date Valid: 18 February 2020
Recommendation: Application Approved



General Comments

This application is reported to the Planning Committee due to the number of representations that have been received contrary to the Officer's recommendation and at the request of the Parish Council (appended to this report).

1 Site Description

Hayden Barn Cottage is a large two storey dwelling located within the rural countryside of Warnford, within the South Downs National Park. The property is placed on the boundary of Warnford Parish Council and the West Meon Parish Council.

A SINC (Meon Valley Trail North – West Meon to Peake New Road: 1A/1B/6A) and Public Right of Way (Warnford: 503 and West Meon: 503) are located to the east of the site.

The property is constructed of exposed red brick, with sash style windows and plain roof detailing. The property is accessed via a gated entrance off the main road (Hayden Lane), leading up to the double garage and open parking area.

Collectively the site contains a two storey dwelling, double garage, an outbuilding, a paddock, and woodland making up 3.8 acres of land over all.

There is one neighbouring property located to the north west of the site (The Hayloft). The properties are divided by a large section of foliage and boundary hedge.

2 Proposal

This retrospective planning application seeks permission for a stable building that was built without consent. It is our understanding that the structure has been fully erected since August 2019.

3 Relevant Planning History

SDNP/18/04329/HOUS - Erection of a two-storey side and rear extension and associated works. **STATUS:** APP 19th October 2018.

SDNP/19/05867/FUL - Erection of private recreational stable to be used in association with Hayden Barn Cottage **STATUS:** WDN 30th January 2020.

Enforcement applications

SDNP/19/00477/GENER - Enforcement Enquiry. PLNREC.

4 Consultations

Parish Council Consultee – Warnford

Firstly, given the number of objections and the range of concerns raised in this and the former application the Parish Meeting considers that this application should go to committee for councillors to decide. Secondly, we have specific points below that we would like to highlight.

1. The stable building is still unsightly, and not in keeping with the landscape character and what is appropriate in the South Downs National Park
2. The stable building appears unnecessarily large, given the size of the paddock it is in and it seems that no consideration has been given for any horse tack, saddles, and fodder with a concern raised that this would be a later application
3. The new stable location is as far away as it can be from the entrance, thus destroying the maximum amount of grass, and of course being near the neighbours and far from the applicant's home (Hayden Barn Cottage) itself.
4. The stable building appears very close to overhead power cables and we can't see that this has been considered, within the current or proposed location
5. The only vehicle access appears to be via the woodland, not via the main entrance to Hayden Barn Cottage. This means increased use of this access by large vehicles (horse boxes) onto Hayden Lane, the safety aspects of this should be considered.
6. There appears to be a change of use to Equestrian, which is not addressed in the application
7. A considerable amount of grassland has already been covered over by hard standing and vehicle access way, which may now not be appropriate will this area be returned to grassland pasture if not needed?
8. If permission is granted against the wishes of our Parish, please ensure that the stable building is only for personal, recreational use of the owner of Hayden Barn Cottage.

Finally, as a Parish, we are not clear why the building was erected without seeking planning permission, which was so clearly needed.

Parish Council Consultee – West Meon

West Meon Parish Council Raise objections to the proposal.

WC – Archaeology, Historic Environment Team

As with the previous application (which was for the retrospective approval of the stables), the current proposal to relocate the stable further north along this field boundary raises no archaeological concerns.

The proposed site for the stables, although closer to the Scheduled Monument, is still some 85m to the south east of this. Given the distance from the SM and the intervening tree'd former railway line, I can confirm that there is no archaeological objection to the current proposal.

WC – Ecology Team

No objection subject to suggested conditions

An Ecological Appraisal (Davidson-watts Ecology, February 2020) was submitted in support of this application. The improved grassland is not considered suitable for reptiles or amphibians and the habitats on site which could be considered suitable for Hazel Dormouse (species-rich hedgerow and 15 year old plantation woodland) will not be impacted by the proposed development. In order to safeguard the environment and protected species, any external lighting will need to be approved in writing by the Local Planning Authority to ensure that the boundary hedgerows and woodland are not illuminated.

Given that there are trees located close to the proposed location of the stable, a Tree Officer should be consulted to ensure these trees are retained and protected as appropriate.

The native hedgerow planting adjacent to the proposed stable will benefit biodiversity and go towards compensating for the loss of grassland. However, this small area of planting will not achieve a net gain in biodiversity. As suggested within the Ecological Appraisal the removal of rhododendron from the woodland plantation would be beneficial for this habitat. Additionally further native hedgerow planting along the northern boundary would link the existing species-rich hedgerow with the plantation woodland, which could be really beneficial for dormice. This planting and woodland management should be detailed within a Biodiversity Enhancement Plan.

Suggested conditions:

1. The recommendations within the Ecological Appraisal (Davidson-watts Ecology, February 2020) shall be adhered to throughout all phases of the development.

Reason: To safeguard protected species and maintain biodiversity.

2. Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and protected species from light pollution.

3. A Biodiversity Enhancement Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the

development. This shall include the details of native hedgerow planting and woodland management such as removal of rhododendron. These biodiversity enhancements shall be undertaken prior to the development coming into its intended use and retained and managed thereafter.

Reason: To ensure a net gain in biodiversity.

WC – Landscape Team

Access to the application site is via the track through the adjacent woodland and the track now formed within the site. Proposals are to extend the track to the new location for the stable however there are no details of how the track may look, currently it is a wide stone track cut into the grassland. A suggestion was made on site to break the track up with a typical central reserve as found on many farm tracks – this would also assist with surface water run-off/drainage.

The proposed location is an improvement on the current situation and we welcome that the stable will be stained and the roof material amended (details to be submitted) and that hedgerow planting is proposed as screening. Please submit details of the planting proposed – species, sizes, quantities and management/establishment specification. The existing hedgerow to the rear of the stable lies within the adjacent property, to ensure the stable remains screened from this property enhanced hedgerow/tree planting at the rear should be considered (ensuring the recommended easement from the Southern Electricity cables are adhered to).

The principle of the proposed location, screen planting and amendments to the stable materials/colours is acceptable providing further details are submitted. Track detail improvements to be considered further including its location within the site.

5 Representations

17 representations have been received objecting to the application for the following reasons:

- New location is too close to the overhead lines
- Too close to neighbouring boundary and buildings
- A new road has appeared during the construction of the stables which is causing an inconvenience
- There are far more acceptable location options other than the proposed
- The application is misleading
- The track/road that has been constructed has been used by large vehicles before and after daylight hours
- The stables are changing the use of the land from agricultural grazing to equestrian
- The stables will be impacting the wildlife within the area
- The Ecological survey report is flawed
- Intensity of use regarding to light, noise and parking impacts
- The proposed new location is too far away from the applicant's dwelling

- Set a precedent for other SDNP residents to build stables without consent first
- Extending the existing track/road is not acceptable and is visible from the public footpaths
- Have not seen the planning notice on display
- The site is already over developed
- Should be made to use an existing building on the site
- No respect for the countryside
- A small field shelter would be more than sufficient in comparison to the proposed stables

6 **Planning Policy Context**

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans.

The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

7 **Planning Policy**

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) , updated February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF12 - Achieving well-designed places

- NPPF15 - Conserving and enhancing the natural environment

Paragraph 2 states that planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD6 – Safeguarding Views
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 – Biodiversity and Geodiversity
- Development Management Policy SD16 – Archaeology
- Strategic Policy SD20 – Walking, Cycling and Equestrian Routes
- Development Management Policy SD24 – Equestrian Uses
- Strategic Policy SD25 – Development Strategy

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- General Policy 1
- General Policy 3

8 Planning Assessment

Background

The stable building was built in August 2019 and was brought to the attention of the Local Planning Authority in December 2019.

The stable block is currently located north of the dwelling within a paddock. It has been placed along the northwest boundary of the paddock. This boundary runs parallel with the neighbouring garden, currently making the stable building visible from the neighbouring pool area and first floor bedroom balcony.

This application is a second attempt to achieve planning permission. The first application (SDNP/19/05867/FUL) was considered unacceptable because of its adverse impact on landscape character and the amenities of the adjacent neighbouring property. It was due to these issues that it was decided that the previous application be withdrawn and resubmitted with the stable building proposed in a different location.

Principle of development

The application is seeking planning permission for a retrospective stable building, placed within an existing used paddock.

Policy SD24 of the SDNP Local Plan applies which allows for equestrian development in principle. The purpose of this policy is to ensure the careful planning, design and management of land on which horses are kept. It is important that equestrian activities have a positive impact and protect natural beauty. Good design should be informed by local character and distinctiveness, with particular reference to farm buildings, layout and materials. This policy works respectively with policies SD4 – Landscape Character and SD5 – Design.

Design, scale and impact on the character of the area

The location of the site differs in landscape height. The paddock in question, since the stable building has been built, has risen over sections due to disperse of ground works from the construction. The northwest section of the paddock is the shallow section of the site, with the opposing side rising up and leading into a woodland area (owned by the applicant).

The stable building is typical in its design. It is constructed of timber cladding, with stable style doors (split doors), three small windows to the principle elevation and a shallow pitched roof covered in corrugated iron/steel. The stables display three bays, each with a door and small window. Guttering has been placed along the roof line of the principle elevation, however the downpipe was not leading to anywhere at the time of the site visit. The structure is placed on iron/steel foundation beams; however the base of the timber frame still sits at ground level, visually appearing to be fixed. A concrete base was placed in situ prior to construction to allow the stables to be placed on a level platform. In its current location, behind the structure the landscape drops significantly before joining the boundary hedging. It is not known whether this landscape element was always significantly lower than the ground level of the existing structure, or whether this has occurred due to the construction.

The current location of the stable building and the pale colour is highly visible from the public right of way and the main road (Hayden Lane). Upon visiting the site, the Planning Officer and Landscape Officer walked around the premises and surrounding landscape to gage the exact impact of the existing building. It was concluded from the site visit, that in order to reduce the impact of the building within the landscape setting, the location and colour of the building needed to be changed.

It has been proposed that the stables will be relocated to the far north corner of the paddock. This new location is highly screened from the main road, public right of way and neighbouring property. The land owned by the neighbouring property (The Hayloft) wraps around the paddock towards the north, however this section of land appeared to be maintained grassland and is set far enough away from the neighbouring property to not have any material impact on their amenities. The stable block is also proposed to be stained, however a colour has yet to be confirmed so this detail has been secured by condition 4. A dark stain would be preferred such as dark brown or green to blend into the surroundings.

It was also suggested by the Landscape Officer that the roof material should be changed to avoid unwanted glare throughout the seasons. Condition 3 is recommended to secure this. Additional planting was also advised to enhance the eco systems within the area and to help minimise any noises from the site. The screening provided by the additional planting would also help to obscure views.

An existing track is located within the woodland area adjacent to the paddock in question. The previous occupants of the dwelling constructed this track and planted the woodland around it to avoid visual impact on the surrounding area. This track has been used to gain access to the stables; however significant groundworks have also occurred resulting in what appears to be a hardstanding 'road' leading from the track up to the existing stable building. This 'road' is highly visible from the public right of way.

This application has been submitted to address the above concerns and issues associated with the stable building in its current location. Within the submission, the applicant has submitted a Planning Statement containing the following points to address the above:

- The site is already screened by the dwelling itself and various vegetation and trees on the site. Nevertheless additional planting will be planted to ensure the stables are screened from a far distance.
- The stable will be stained a dark colour to eliminate the striking bare timber which currently makes the structure highly visible.
- The roof material will be changed to ensure no reflection can occur.
- Relocating the stables to the north-west corner to avoid any impact on the neighbouring party, who can currently see and is being over shadowed by the structure. This will also assist with screening the building, as it is highly visible in the current location.
- The new track/road that has formed from the woodland to the stables will be seeded to form a visually enhanced version. It is proposed to reduce the width to 2.5 metres wide and will visually appear to be a farm track – grassed tyre tracks in the landscape.
- The concrete base of the existing structure will be removed and seeded to form grass.

The above points will not only address the points raised by concerned representatives, but also the points raised on site by the Landscape Officer. The colour, roof material and track changes are proposed to be conditioned in

order to ensure the changes are made and meet the standard required within the National Park.

Referring to Policy SD24 'Equestrian Use', the purpose of this policy is to ensure the equestrian use of the land does not harm the National Park and respectively works alongside Policy SD6 – Safeguarding Views. As the existing location of the stable building is highly visible from the main road and public right of way, the proposed location is seen to be an acceptable solution without causing additional landscape harm. The new location will not be visible from the public right of way nor the main road.

Policy SD24 also states that it is important that equestrian activities have a positive impact and protect natural beauty. The use of the stable building is not seen to be impacting the natural beauty of the landscape. It is set within a rural location and the views of animals within the setting would not be out of character. The purpose of the stables is for private use only. The application will be conditioned and will not be allowed to be used for commercial use (condition 10).

As stated before, the design of the stables is simple and does not display an extravagant structure. The building is fit for the location and once stained the structure will blend in with the surrounding landscape. It is advised that the colour is checked before staining to ensure it is acceptable. This will be conditioned (condition 4).

The proposed changes to the track will not only help the visual aspect of the stables but also replace the grassland that has been lost since. The track will extend to the new location of the building; however the track will form a farm track – tyre tracks in the grass - and will be seeded throughout and around the site. This type of track is an acceptable solution to what is currently in situ. Visually this is what would be expected in this rural setting. In order to allow vehicles to turn when approaching the stables, hardstanding in the form of gravel will be placed in front of the building. This can be removed without harming the landscape and will allow grass to grow through it over time.

Impact on residential amenity

Strong concern has been raised about the impact of the development on the amenities of The Hayloft, which lies directly opposite the site to the north-west. Whilst the neighbouring dwelling itself is screened from Hayden Barn Cottage by tall vegetation and being set down into the landscape, the paddock slopes upwards to the east and the neighbouring property can clearly see the site from their first floor balcony. Not only that, the structure is considered to be having an overbearing impact on the neighbour's swimming pool and amenity area due to the significant height differences in the landscape.

The proposed new location and alterations to the stable structure will remove the adverse impact on the amenities of the neighbouring property. The additional planting will help with noise and visual impacts from their garden and the land surrounding the site.

The proposed new location is seen to be acceptable and addresses the current concerns raised regarding the impact on neighbouring amenities.

Impact on Ecology

There has been a lot of attention drawn to the ecology of the site. Representations have raised concerns about what has been lost due to the construction and how will it continue to impact the local area and their eco systems.

From visiting the site, it is clear that the construction has removed a section of grassland in order to execute the build. Since the completion, the boundary hedge between Hayden Barn Cottage and The Hayloft has also been cut by the electrical company to avoid any hedging touching the overhead line – this has removed a large portion of the hedge and reduced the height.

The application has been submitted with an ecological appraisal and eco systems statement. This has been assessed by the Ecology Team. The following actions have been stated within the eco systems statement:

- The site is surrounded by vegetation. These are to remain and to be preserved at a high standard.
- Additional native hedgerow will be planted along the north-east and south-west of the new location. This will encourage more wildlife into the area and help to screen the structure from far views.

These actions are acceptable and would comply with the requirement to enhance the ecology within the location, under Policies SD2 and SD9 of the SDNP Local Plan.

The Council's Ecologist has provided officer support subject to recommended conditions 5, 6 and 7. These conditions will ensure the eco systems remain at a high quality and will not be harmed going forth.

It was noted within their comments that a Tree Officer should be consulted on the case. However, following the site visit, it was noted that this would not be necessary as the proposed location is not within close proximity to any high quality trees.

9 Conclusion

The retrospective stable building, with the proposed changes to its location and appearance, together with the provision of additional landscaping, is not considered to be significantly harmful to the character and appearance of the existing dwelling, the surrounding landscape setting or the South Downs National Park. The development would not result in a detrimental impact on the amenities of neighbouring properties in terms of loss of privacy, light or overbearing impacts. For the reasons outlined above, the application is therefore recommended for approval.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. Within 3 months of the date of this permission, or an alternative timescale agreed in writing with the local planning authority, the stable building hereby approved shall be relocated to the approved position shown on the Proposed Block Plan Revision A and the concrete base of the existing structure shall be removed and the land seeded to form grass.

Reason: To protect the amenities of the adjacent neighbouring property and the landscape character of the South Downs National Park.

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The material to be used for the roof of the development hereby permitted shall be submitted to and approved in writing by the local planning authority prior to the occupation of the building. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the development and the landscape.

4. The stain colour proposed for the development hereby permitted shall be submitted to and approved in writing by the local planning authority prior to the occupation of the building. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the development and the landscape.

5. The recommendations within the Ecological Appraisal (Davidson-watts Ecology, February 2020) shall be adhered to throughout all phases of the development.

Reason: To safeguard protected species and maintain biodiversity.

6. Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation

Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and protected species from light pollution.

7. A Biodiversity Enhancement Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include the details of native hedgerow planting and woodland management such as removal of rhododendron. These biodiversity enhancements shall be undertaken prior to the development coming into its intended use and retained and managed thereafter.

Reason: To ensure a net gain in biodiversity.

8. Other than those expressly permitted by this planning approval, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no new field shelters, fences, chattels or other temporary or permanent structures shall be installed or placed on the land without planning consent from the planning authority.

No new vehicular parking areas or access tracks shall be constructed/ installed at the site.

Reason: To ensure that there is no unacceptable landscape or visual impact from the equestrian use of the land including cumulative impacts.

9. Details of the facilities for the storage of horse manure/stable waste and its means of disposal from the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall be submitted within three months of this planning permission. The facilities shall be provided and thereafter maintained in accordance with the approved details.

Reason: In the interests of the amenities of the local area.

10. The development hereby permitted shall be restricted to the keeping of horses for private recreational use by the owner of the land (Mrs A Cooper) only and shall not at any time be used for any other form of equestrian activity such as for any commercial riding, breeding or training purposes.

Reason: To ensure the satisfactory development of the site and in the interests of the amenity of the area and highway safety.

Informatives

1. Crime and Disorder Implications

It is considered that the proposal does not raise any crime and disorder implications.

2. Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

3. Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

4. In reaching this decision the local planning authority has worked with the applicant in a positive and proactive way, in line with the NPPF.

11. Crime and Disorder Implications

11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

The applicant's agent was advised of the Officer's concerns in the first application, and as such this application is the result of these discussions, and amendments have been received to address them.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - PROPOSED BLOCK PLAN REV A			11.03.2020	Approved
Plans - LANDSCAPE PLAN			02.03.2020	Approved
Application Documents - PLANNING STATEMENT			21.02.2020	Approved
Plans - LOCATION PLAN			17.02.2020	Approved
Plans - PLAN & ELEVATIONS			17.02.2020	Approved
Application Documents - ECOLOGICAL APPRAISAL			17.02.2020	Approved
Application Documents - ECOSYSTEM SERVICES STATEMENT			17.02.2020	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

Comments for Planning Application SDNP/20/00708/FUL

Application Summary

Application Number: SDNP/20/00708/FUL

Address: Hayden Barn Cottage Hayden Lane Warnford SO32 3LF

Proposal: Erection of private recreational stable to be used in association with Hayden Barn Cottage. Case Officer: Hannah Harrison

Customer Details

Name: Mr Mark Rogers

Address: Moorhen Farm, Alton Road, Warnford Southampton, Hampshire SO32 3LB

Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly, given the number of objections and the range of concerns raised in this and the former application the Parish Meeting considers that this application should go to committee for councillors to decide. Secondly, we have specific points below that we would like to highlight.

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Finally, as a Parish, we are not clear why the building was erected without seeking planning permission, which was so clearly needed.

Kind regards,

Mark Rogers
Chairman