

From:

Sent: 19 March 2022 11:03

To: Reception <reception@leightonlinlade-tc.gov.uk>

Subject: Comment for planning & transport meeting 30th March

Dear Officers & Councillors of Planning & Transport Committee

4. CB/22/00622 LAND AT OLD LINSLADE MANOR, OLD LINSLADE ROAD, HEATH AND REACH
Conversion and change of use of existing agricultural building to a detached residential dwelling, and
2 freestanding canopies

May I draw committee's attention to a few points on this application.

1. The application details in their plans waste bins to be stored in a bin store that is not on the applicant's land and they have no permission from the owners of the land to do so. (No.s 1-9 Manor Court). Permission will not be granted by Manor Court. This is an inaccuracy in the application and drawings. Please can I ask the committee to draw this inaccuracy to the attention of CBC as adequate provision has therefore not been made for waste collection.
2. The proposed roofing material is not in keeping with the slate roofs of Manor Court and the Manor house.
 - a. This was a point raised by LLTC Planning & Transport Committee when the previous application for this land was made. This application was pulled by the land owners before being rejected by CBC on grounds of overdevelopment and not in keeping with the surrounding area.
3. The canopies are in addition to the footprint and I am fearful that this will be used as a precedent in the future to expand the footprint of the property which under Class Q development is not allowed. It has been previously seen through earlier planning permission requests that there has been intention to enlarge this site.
 - a. Please can I ask committee to consider this and reject this element or at least request that a condition be placed on the planning permission that prohibits their future change to solid outbuildings or extensions.
4. Can I also make it absolutely clear without any shadow of a doubt that although heath 7 reach appears on our postal address this property is within St Barnabas ward.

Kind regards