

APPENDIX M

The Keeping, Town Farm

Henlow

Bedfordshire SG16 6AZ

Telephone: 01462 811020

Mobile: 07870 648307

thekeeping@homecall.co.uk

23rd August 2011

Chris Heard,
Central Beds Open Countryside Officer
Technology House, Amptill Rd
Bedford

Dear Mr Heard

Village Green Application CB4/2011

We write to complete our replies to the request for additional information from those making representation to the above application. The final responses arrived by email, the last receipt being that from Ian Bland. See attached table.

As we proceed to determination of this case we wish to reiterate

1. that we have redacted all comments which we have found to be personally derogative and which have caused the applicants offence. The redacted comments are irrelevant to consideration of an application under section 15. 3 B of the Countryside Act of 2006 and should remain redacted despite the wish of those making derogatory comments to be able to repeat them in public forum.
2. that application CB4/2011 is significantly different from an earlier application CB2/2010 in terms of (a) the area mapped and (b) the limited and defined neighbourhood within the community of Henlow. Only evidence relevant to consideration CB4/2011 should therefore be considered as CB2/2010 may be subject to appeal to the Planning Inspectorate.
3. that Form 44 listed Central Beds as a possible objector to our application *as the Council were parties to a 106 agreement to build socially affordable housing on a contiguous site and that the council had an involvement with the destruction of a Biodiversity site in the Spring of 2009.* We requested that special consideration be given to the provision of an open and fair determination being provided by the Registration Authority.

Yours sincerely,



Wendy and Ray Rapacchi

Synopsis Applicants' Comment on Representations to CB4/2011

21st August 2011

Representation made by	Reply	Note
Bland Ian	* **	9 th August (rec)
Bevan Anthony	* **	4 th August
Bevan Dr P	** ***	NO REPLY
Buckland Colin	** ***	5 th August
Cleghorn John	** ***	NO REPLY
Curson Angela and David	** ***	NO REPLY
Downe Graeme	** ***	NO REPLY
Engineers Arms, K Machin	** ***	5 th August
Everton Kay and Adrian	* * * * * (RoW)	4 th August
Kelly David and Beverley	** ***	NO REPLY
Handsome Sam	** ***	NO REPLY
Handscombe Zoe	** ***	NO REPLY
MacDonald Bob	*	5 th August. We had hoped that Mr. MacDonald would have had information to contribute on RoW. He denies that he acts for the Landowner. We attach docs. RMA 1 & 2 which indicate that Mr. MacDonald did act, at one time for the Landowner. We accept his answers to our additional questions as a Non response.
Oldroyd David	**	NO REPLY
Sawyers Carol	* **	5 th August
Wicksteed John and Vilma	* **	NO REPLY
Winch Chris	** ***	NO REPLY

NOTE * *No additional representation has been made regarding the use of the pedestrian access Town Farm Court/Town Farm Orchard, the use made of the Orchard by the Residents and garage owners of Town Farm Court.*

NOTE ** *Derogatory and or Irrelevant Comment redacted by the applicant*

NOTE *** *No reply made to request for additional information made on 27th July 2011*

The Landowners have referred to our application as being unrepresentative of the long term residents of Town Farm Court. There are three houses in the Court and the council accepted documents GP1 and AS1 as representations to planning applications made in the weeks leading up to the curtailment of Rights of Way in March 2009. They identify the strength of feeling and unanimity of this small neighbourhood within the Community of Henlow. No representations have been made by any residents in objection to application CB4/2011.

W2
21st August 2011.

Application for Planning Permission.
Town and Country Planning Act 1990

08 / 02 25 6

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

CHR HENLOW BULLOCK SUPPLIES LTD

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of the Proposal

Please describe the proposed development, including any change of use

Demolition and rebuilding of existing barn at Town Farm House, 51 High Street, Henlow, and alterations and extension to rear of Town Farm House.

Has the building, work or change of use already started? Yes No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? Yes No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

Godwin Eweka

From: Bob Macdonald [B.Macdonald@rmaarchitects.co.uk]
Sent: 03 March 2009 16:37
To: Godwin Eweka
Cc: Info; John Handscombe; Sam Handscombe
Subject: Town farm

Dear Godwin,

I have been asked by my client the applicant, to withdraw the application for Town Farm.

Regards Bob

Bob Macdonald
Partner

Visit our website at www.rmaarchitects.co.uk


If you have any difficulty viewing the site download the latest version of Adobe Flash [here](#).

RMA ARCHITECTS LLP

t 0207 284 1414 | f 0207 267 9976 | www.rmaarchitects.co.uk | 3 Ella Mews, Cressy Road, London NW3 2NH

RMA Architects LLP send this e-mail and any additional attached information in good faith for the use of the intended recipient quoted in the original address only, and only for the express purpose for which it has been sent to said recipient. Please note that electronic data is sent for convenience only and that only the information in hard copy is to be relied upon for accuracy and conformity. The recipient is responsible for ensuring no copyright infringement results from subsequent use of this information. Whilst RMA take reasonable steps to ensure the information contained in this email is accurate, pertinent and virus-free, use of any electronic data, e-mail or any attached files is entirely at the risk of the recipient. RMA will not be held liable for any adverse consequences resulting from the use of any e-mail or use of any attached files.

Registered Company RMA Architects LLP, Registered in Cardiff – Partnership No.OC334116. VAT No. GB 925 4943 04. RIBA Corporate Registration 592088

 Before printing, think about the environment

Kate Barker

MID-BEDS

From: DISTRICT COUNCIL AchieveForms [AchieveForms@midbeds.gov.uk]
Sent: 27 January 2009 19:28
To: Planning Processing
Subject: Online Form Submitted

Importance: High

Attachments: AF16180E.html



AF16180E.html (28 KB)

A submission for Comments on Planning Application has been made on 27 Jan 2009 19:10:34.

The submission reference for the form is: AF16180E

The status of this form is: New

Form Data:

Title: Mr
Forename: ADRIAN
Middle Name(s):
Surname: STALHAM
Telephone:
Fax:
Mobile:
Email Address:
House No. or Business Name:
Address line 1: 1
Address line 2:
Street Town Farm Court
Town or City: Henlow
County: Beds
Postcode: Sg166AZ
: No
Application Number: 08/02392/FULL
House No. or Property Name: 51
Address line 2:
Street Name: High Street
Town or City: Henlow
County: Beds

. Land to the rear of 51 High St - Change of use of land and buildings from private garden to agricultural use and storage
. As a neighbour of the land in question, I would fully support this proposal which outlines subsequent use of this land as a "village orchard" to be enjoyed by the village community for a variety of activities.

It would maintain a beautiful piece of land whilst also giving something back to the village. What a great idea for helping keep village communities together.



Gary Price
2 Town Farm Court
Henlow Bedfordshire

13th December 2008

The Director of Environmental and Planning Services
Priory House
Chicksands, SHEFFORD
SG17 5TQ

Dear Mr. Alderson

Re: 08/02256/FULL single storey rear extension & demolition and rebuilding of barn
08/02257/CAC demolition of barn

I am a neighbour of Town Farm House, 51 High Street Henlow and the proposed development will impact on my property.

Amenity

A large two storey barn will now overlook both my back and front garden, it will cause me a loss of daylight to my home and gardens. The development is very large and I think it more than doubles the size of 51 high street. I am very concerned that there will be a back gate to this development onto Town Farm Court.

Design

I think the new buildings are a mish-mash of styles to the back of a fine Georgian Town Farmhouse. I don't think they enhance in any way the Henlow conservation area.

Highways

I am very concerned that the new roadway will produce lots more of traffic onto the High Street and that it will make it much more difficult to drive onto the High Street from Town Farm Court. The new road is too close to my road. I am very worried that the back gate onto my road will encourage parking for the new homes and that they may store rubbish bins there, or even use it as a pedestrian access.

Policies

I think that the development does not comply with the Mid Beds Structure Plan or with the Conservation Area Policy for Henlow.

History

I live in the oldest house in Henlow, a converted Tithe Barn. To the back it has a rural outlook. When we bought the property we were told that it would never change. The roadway was too narrow to ever allow development on the orchard and the courtyard was in the Conservation Area.

I have paid a small fortune to upkeep the private road and now find that another road is being built to help developers build all around my property.

We officially objected to Mid Beds Council on the Orchard's change of use as we were always afraid this development would happen.

Please keep me informed

Yours sincerely

Gary Price