

Town Farm House
51 High Street
Henlow
Bedfordshire
SG16 6AA

01462 814009

Mr C Heard
Orders and Commons Registration Officer
Central Bedfordshire Council
Technology House
239 Ampthill Road
Bedford
MK42 9BD

1st September 2011

Dear Mr Heard,

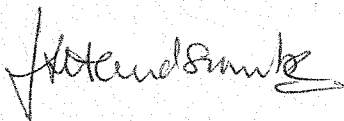
Commons Act 2006: Section 15 (3)
Application for the registration of land at Town Farm Court, Henlow
as a Village Green: CBC4/2011

Thank you for your email with the latest letter from the Applicant and his wife dated 23rd August.

In your letter to us dated 10th August, you said that CBC considered the period for further Objections to be complete and yet you appear to still be accepting material from the Applicants and placing it on the CBC website for the members of the Management Development Committee and others to take into consideration. This material follows the Applicants familiar practice of seeking to mislead and confuse.

As it is so late in the process, we have simply marked it up with our brief comments and return copies herewith, but we must protest again about the special treatment being afforded to the Applicants.

Yours sincerely,



John Handscombe



Margaret Handscombe

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, Ampthill Rd
Bedford

Dear Mr Heard

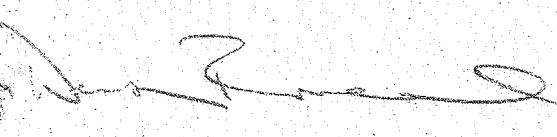
Village Green Application CB4/2011

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 Commons office / CBC legal dept are the arbiters, not the Applicants.* 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

** Neighbourhood is identical to 2/2010.*

Attachment 1/9/11

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 4 th August
Curson Angela and David	** ***	NO REPLY 8 th August
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 7 th August
Handsome Sam	** ***	NO REPLY 5 th August
Handsome Zoe	** ***	NO REPLY 9 th August
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 6 th August
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 in 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.

* The Applicants' Q3 is ambiguous. Mr McD answered in relationship to CB/09/06626/FULL. His firm acted for Mr Handscombe in respect of a barn rebuild and for Town Farm Homes Ltd in respect of a withdrawn planning application.

Handsome 1/9/11

21st August 2011

FILE COPY

Application for Planning Permission.
Town and Country Planning Act 1990

08/02256

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 BULLIONS SUPPLIES LTD

1. Applicant Name and Address				2. Agent Name and Address			
Title:	MR	First name:	JOHN	Title	MR	First name:	BOB
Last name:	HANDSCOMBE			Last name:	MACDONALD		
Company (optional):				Company (optional):	RMA ARCHTIECTS LLP		
Unit:	House number:	51	House suffix:	Unit	3	House number:	House suffix:
House name:	TOWN FARM HOUSE			House name:			
Address 1:	HIGH STREET			Address 1:	ELLA MEWS		
Address 2:				Address 2:	CRESSY ROAD		
Address 3:				Address 3:			
Town:	HENLOW			Town:	LONDON		
County:	BEDS			County:			
Country:	UK			Country:			
Postcode:	SG16 6AA			Postcode:	NW3 2NH		

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.

Irrelevant to V&G Application.

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)

Handwritten signature and date 1/9/11

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

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

RMA ARCHITECTS LLP

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Before printing, think about the environment

Refers to original, withdrawn planning application - John Handscombe, owner of Town Farm Court, was not the client.

Attended 1/9/11

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.

This has no relevance to Application 4/2011.

J Salisbury 1/9/10



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 & demolltion 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

Mr Price was/is incapable of writing this letter and admits that he was coached by the Applicants and the letter was typed by his housekeeper

Attachment 1/1/11

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