

**C22/301**

**HPK/2023/0042**

The Council has the following comments on this application:

**The Town Council strongly objects to this application on the basis that the land should only be used for agricultural purposes. The Council note that the current area does not appear to be in use for this purpose as numerous building materials are on site and work has been done to alter the area drastically to how it has looked historically, particularly since 2017. Since March 2022 Significant developments have been made at the East with buildings, sheds and children's play equipment erected. The descriptions of these buildings do not match what is on the ground with the planning application stating there is a "timber shed" in the East, the Council believe the developments are far more significant than this. It is not clear which of the buildings has "been repurposed as a Goat Shelter"; however, one of them appears to have a wood stove and chimney which again does not fit the description. The Council notes there has been at least 2 containers and a portacabin delivered to the site alongside recent extensions to the West of the site. The Council notes that the applicant states a separate application will be made for certain developments as they require full planning permission. The applicant has therefore placed these buildings, such as the containers, unlawfully without planning permission. Finally, the Council is concerned about the stone on site being used to fill gabions alongside the riverbank without planning permission or evidence of agreement from the Canal and Rivers Trust. The Council estimate that the stone on site does not look suitable to fill gabions as it is too small.**