

From: [trevor.bramwell](#)
To: [Planning Comments \(HPBC\)](#)
Subject: HPK/2025/0047
Date: 01 May 2025 20:12:51

Dear sirs

Notice of Objection

Please see the below the reasons why this application for certificate of lawfulness should not be awarded to J&C Property Development Ltd or any other Developer in the Future.

- The original application ref 033787 registered on 13 July 1994 and approved on the 27 Oct 1994 was the 5th attempt by developers to build on this site highlighting the inappropriate use of the site . The strong local feeling at the time against the proposed development can be seen in the historical record.
- There has been further attempts over the years to request permission for various housing schemes on the site that have been rejected .Application HPK/2016/0580 which was for the same number of amount of holiday accommodation (14) & two detached dwellings to this application being called up to the inspectorate before being refused
- The application is from over 30 years ago when the local needs and environment was significantly different. The available holiday accommodate & requirements where different . There where no has camp sites in the area, we now have three within 2 miles of the proposed development with a fourth being developed. The town of Chapel has significantly expanded with 3 large housing developments providing over 1000 new homes in the past 20 years.
- The basics of the the letter issued by HPBC in May 1996 that the trackway was started has with the continued use of the field for Agriculture been degrades and elements removed or reclaimed by the flora of the field. There is a Field Gate & fencing at the entrance that is in line with the gate to the golf course to the rear of the Layby which is a recent installation.
- There is also now a very well used Golf Club with its course adjacent to the site which has raised there own concerns of the safety of the site with potential conflict between Vehicle and Golfers on Foot ,along with the need for course maintenance activities.
- The area is adjacent to the Combs Reservoir an area designated a SSSI the area including the golf course is included in the Neighbourhood plan as a buffer zone.
- The address of the site used on the application is not correct Referring to the sailing club which is separated from the site by the Golf club.

With both the passage of time & the significant changes to the area's population ,built environment & natural environment the Council has grounds to act in line with Section 97 of the Town & Country Panning Act 1990. Which states:-

Local planning authorities have the power to revoke or modify planning permission under section 97 of the Town and Country Planning Act 1990 (as amended). Planning permission may be revoked or modified to such an extent by the local planning authority as the local planning authority considers expedient or where development has stalled. In doing so the authority must have regard to the development plan and to any other material considerations.

Where the permission relates to the carrying out of building or other operations, the permission can be revoked at any time before those operations have been completed; where the permission relates to a change of the use of any land, permission can be revoked at any time before the change has taken place. Where such works or change of use has been completed, the local planning authority may want to consider the use of powers to make a discontinuance order.

I trust that the level of Local objection along with the above considerations are sufficient for permission to be revoked.

Regards

Trevor Bramwell

Sent from my iPhone