

Written submission (objector):

Jim Forrester

To be considered by the Eastern District Planning Committee on Wednesday 28th October 2020.

The latest Planning Application to be lodged by Glenvale Nursery Proprietors, Mr and Mrs Varley, is to be considered for approval at the above meeting.

I attended the planning meeting held on Wednesday 10th April 2019, which decided against the housing development application lodged by Mr. and Mrs. Varley for the site at Glenvale Nurseries.

At the meeting, Councillor Jacques and Councillor Bridgman were concerned that planning and building development consents should be led by the (WBDPS) plans and not ad hoc planning applications or agreements.

They asked the Planning Committee members attending the meeting the following question; 'Are we a planning led Council or do we just respond to ad hoc enquiries?'

The committee attendees agreed that they were and should be planning led.

The plot being applied for at Glenvale was not, and is still not, part of the (WBDPS) plans for development. Indeed, when an application was received by the (WBDPS) to include the Glenvale site on their brown-field register, (WBDPS) declined. On this basis the application for planning permission for the plot is an ad hoc enquiry which is not part of the (WBDPS) development plan and on that basis alone, it should be rejected.

The committee rejected the housing development application based on this principle.

If one considers the form of the current application it has all of the on-site facilities that were part of the original proposal for a multi-house cul-de-sac; namely an access road, street lighting, the necessity to provide a proper sewage system to deal with the four extra toilets, electric car charging facilities and even four double garages. The only thing missing, so far, is the houses.

Whether or not the current application is an attempt to get the Planners to agree to the infrastructure for a future housing development remains to be seen, but the commercial viability of the proposed development is open to many questions. The costs of building, what are no more than the space occupied by four double garages in footprint, when added to all of the infrastructure and compliance costs would push the potential return on investment out to some twenty or more years, assuming an immediate take up of the rentals with no rental gaps in the interim years.

Hard pressed Nursery Owners, as we are constantly reminded that the applicants are, do not usually make such investments.

Refusing this application on the grounds that the site does not form any part of the (WBDPS) plans and putting aside the Planning Officers recommendations, would be the most immediate way to ensure that the AONB is protected and that there would be no protracted arguments about what had been agreed and how applicable these concessions were to other developments.