

Neil Hendry - Longways Cottage, The Street, Ashen. CO10 8JN

Pantiles, Ashen - Planning Application: Ref: 20/01374/HH

I'd like to begin by asking members a question: What is it we value most when we step out into our gardens? Surely, it's peace and quiet and open air. We have a small but lovely garden. And during Covid, especially, it is our place of refuge. Our peaceful retreat. But, if this application for Pantiles is approved, then, **three out of four** of our boundaries will have a roadway directly adjacent to it. The Street, to the front, the main Pantiles access drive immediately to the side, and the new proposed access drive, and turning area, directly alongside our rear garden fence, leading to the new three-bay garage, close to our summerhouse and the small garden office,

The major impact would be noise, a material planning consideration which the officers, and the applicant, have failed to address with these proposal for Pantiles.

Members need to be aware that the officers report to the committee has a glaring omission. The officers have failed to address major noise impacts on us, and our neighbours, as motorbikes and cars drive around the perimeter of our garden, from the proposed garage block, along the back edge of our garden, before making a 90 degrees turn onto the main drive of Pantiles, that, then, leads to the main road, The Street. These impacts could be designed out with good site planning. With the proposals for Pantiles these impacts are designed in: the impacts of vehicular noise disturbing our peace.

Ashen Parish Council realised this, and objected to the location of the garage, because of the impacts on the neighbours. The proposed garage location and access drive arrangement goes against all planning norms in the area. The officers decided to go against the objections of Ashen Parish Council which is why this application is being considered at this committee meeting tonight. But, they have failed to address the impacts that the garage block location and access drive would cause.

Why were **noise impacts** on neighbours, not mentioned at all in the section: **Impact on Neighbour Amenity** or in the **Conclusion**? Evidence from an FOI request to BDC, received yesterday, indicates that officers paid lip-service to my Objection Statement No. 3, which focussed on car parking, site planning and noise impact issues. This is reflected in their report for the committee. The only mention of noise is in the initial list under the Representations. The conclusion states that: *this is an agreeable scheme that introduces no detrimental harm on grounds of design and appearance, **impact on neighbours**...*

This is **factually incorrect**. There would be **detrimental harm** to us, and our neighbours, caused by noise. If officers had addressed the material planning consideration of noise, they would have had to conclude that the current proposals for Pantiles could not be supported. By avoiding these issues, and not mentioning, or including, noise impacts in the main body of their report for members, they are painting a false picture.

Neither ourselves, or Ashen Parish Council, or our neighbours have raised any significant objections to the proposals concerning the main residential component of this application. We are not saying no to any development. We just want to see a proposal that takes account of the neighbours, and that doesn't impose a new access road immediately behind our rear boundary, along with a new garage block in a location which would create major noise impacts, affecting the peace and quiet and enjoyment of our back gardens.

And for these reasons alone, we request that members **refuse** this application.