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16 MAR 2016

BMBC
CORPORATE MAIL ROOM
16 MAR 2016
Received by:
ORIGINAL COPY

Newholme,
Thurnscoe Rd,
Bolton-on-Dearne,
Nr. Rotherham,
South Yorkshire
S63 8JW
14.3.16

Dear Mr. Jenkinson,

Thankyou for your letter dated 8.3.16 which I received on Friday 11.3.16. about planning application number 2016/0004 for Mr. Tony Whittaker which states that any comments we have must be sent by March 15th. On line, it states that any comments must be made by March 22nd which is the date of your next meeting, so my comments should be in time.

When speaking to Mr.Whittaker he knew nothing about the details in the following two paragraphs, so knew nothing of the neighbours' main concerns.

The proposed building plot does have some previous history which may have caused some confusion about letters and date sent. I received a letter on 14.1.2015 about planning application number 2015/002 by a former owner for the same plot of land to build two semi-detached houses. I sent comments in about this dated 22.1.15. The comments and those of several other neighbours were noted. I then received a letter dated 1.4.15 informing me that another outline plan had been received by the council number 2015/0395 for one detached dwelling by the same owner of the land. I did not send in any comments as this outline plan allayed my previous concerns, the main one being that the existing hedgerow/trees which had screened my bungalow from the said land since 1948 were to be retained. I discussed this with Mr.Graham Northern at that time, being April 2015. He told me that the owner only had the outline planning permission agreed and had to abide by it, and that the neighbours would receive another letter when the owner sent in his plans for the actual building.

However, about Autumn 2015, a notice was erected on the site gate that the land was up for sale again at auction with the outline permission already granted as above. I, and none of the neighbours to whom I have spoken (6), have received any further letters even though the planning officer now dealing with the case insists that letters were sent out to all ten of us dated January 14th 2016. (the ones we did receive were dated January 14 but 2015).

The first I knew of the new plans was when the lady who owns Quarry house told me that she had had a visit from the planning officer trying to access the site. The planning officer told her that she was sent a letter on January 14th. She informed the officer that she had not received a letter in January 2016 and was told one would be sent to her. When I was told of this I telephoned Ms Whitehouse who blamed Royal Mail for the non delivery and said she would send out the letters again and give us an extension in which to comment. I thought the letter would be a copy of the original January 14th letter but it was dated March 8th and I received mine on Friday March 11th, with comments to be at Barnsley by March 15th, not long enough for me with a planned and busy weekend, so I am trying my best to write it today (Monday) and posting it tomorrow.along with some photographs.

Although on the 2015/0020 and on the 2015/0395 outline, under landscaping, it states that no trees or hedgerows are to be affected, and no existing trees are to be removed, a large tree was felled by the previous owner but the hedgerow and a taller tree which was part of it remained On the plans sent in by the new owner it states" Retain ex. Hedge + trim back by specialist".So, I was not going to complain about that aspect.

However on Tuesday March 7th A.M. I heard a loud noise and on investigating saw a digger ripping out the first part of the said hedge. I went out and spoke to the driver explaining that the hedge was to be retained and only trimmed . I did receive a reply, then he continued to rip out the full length of the hedge! The boundary wall in front of the hedge was in need of repair but was also flattened. The stone walls are an historic feature of the whole length of this part of Thurnscoe Road so it has left a gap. I telephoned Ms Whitehouse who said she would send him an e-mail telling him that I had complained.

After a discussion with neighbours, I was wondering if Planning have any regulations or plans concerning deliveries of materials to the site. With the road being so narrow with the road calming areas, parking, even for a quick delivery, has caused problems in the past. If vans or lorries etc park on the left hand side, then large vehicles have been seen mounting the pavement on the right, almost touching the top coping stone of my high wall. The huge wagon that came last week two or three times, to remove stone and soil from the site, had much difficulty. I was really worried as the cab was "Bouncing" up and down right next to my wall possibly causing vibrations. I could not see the road level from my window but a neighbour informed me that the wagon blocked the road causing a line of vehicles to wait. I had to have the aforementioned wall taken down and rebuilt a while ago. I had to use a specialist at great expense. I did mention this in my last letter dated 22.1.15. Perhaps you are already aware of the above.

On Saturday March 12th, the new owner Mr.Whittaker was working on the site all day, so I decided to go and meet him and we had a friendly discussion. He had only seen the hedgerow in its bare Winter state and it had not been trimmed since the land had been sold previously. As you can see from my photographs it was much thicker and greener in Spring and Summer and was a good screen. He said he had new plans at home and would bring me a copy, which he did on Monday evening. Some of it may have been self- set by the birds but it was planted by Mr. Henderson's grandparents and was covered in various berries in Autumn (food for the birds). The hedge was on top of a bank so quite tall. If planted at road level it will not act as a screen at 1.8 metres Anyway, I will now accept what he has planned and hope that it grows quickly, and will screen both homes. I expect the planning officer to make sure that the hedge plan is adhered to.

I do not have a rear garden just a concrete yard for vehicular access, so I use my front garden a lot, (being retired) except in Winter. My bungalow and garden were not built at road level but are elevated some several feet higher, so I am now on view at the moment not only to the proposed 3 storey house with its many windows, but many others on the Bank End Estate .

A few years ago I lost the feature of a farm field and mature trees at the rear of my property when the 24 houses of Beechfield Close were built and only have a view of a brick wall just two metres from my boundary.

This may seem to you to be a long letter, but some councillors involved with the planning decision may not have the full picture about the 3 application numbers and plans. I have lived in this bungalow since I was 3 years old and have loved living here with very pleasant and amenable neighbours. I would like the new neighbour and his family to feel the same, so hope that the Council planners will come to a fair decision for all and a happy conclusion.

Yours sincerely,
B. Hillery (Miss)

Photographs included –explanation on the reverse:

1. Hedgerow in late Spring 2015.
2. Hedgerow in Summer 2015.
3. Last part of hedgerow March 7th 2016-just before removal.
4. View of site from "Newholme" now on March 9th2016.