

Dear Mr Weaver,

I am writing to ask for a reply to my previous letter (attached below) and to raise an additional matter with you.

Applicant breached the conditions of 01/62340/001

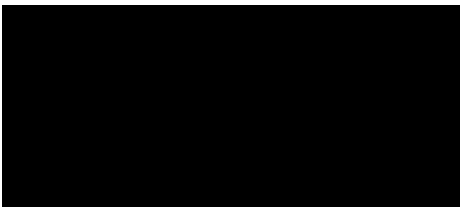
In carrying out background research on the planning history of Tournurbury Estate I have become aware of the scope and conditions of a 2001 planning application by the same applicant regarding development at and around Woods Cottage 01/62340/001. The applicant's map (see attached) in the 2001 planning application clearly shows that the area around the domestic curtilage of Woods Cottage was accepted by the land owner to be subject to the SSSI regulations as shown by the legend entries:

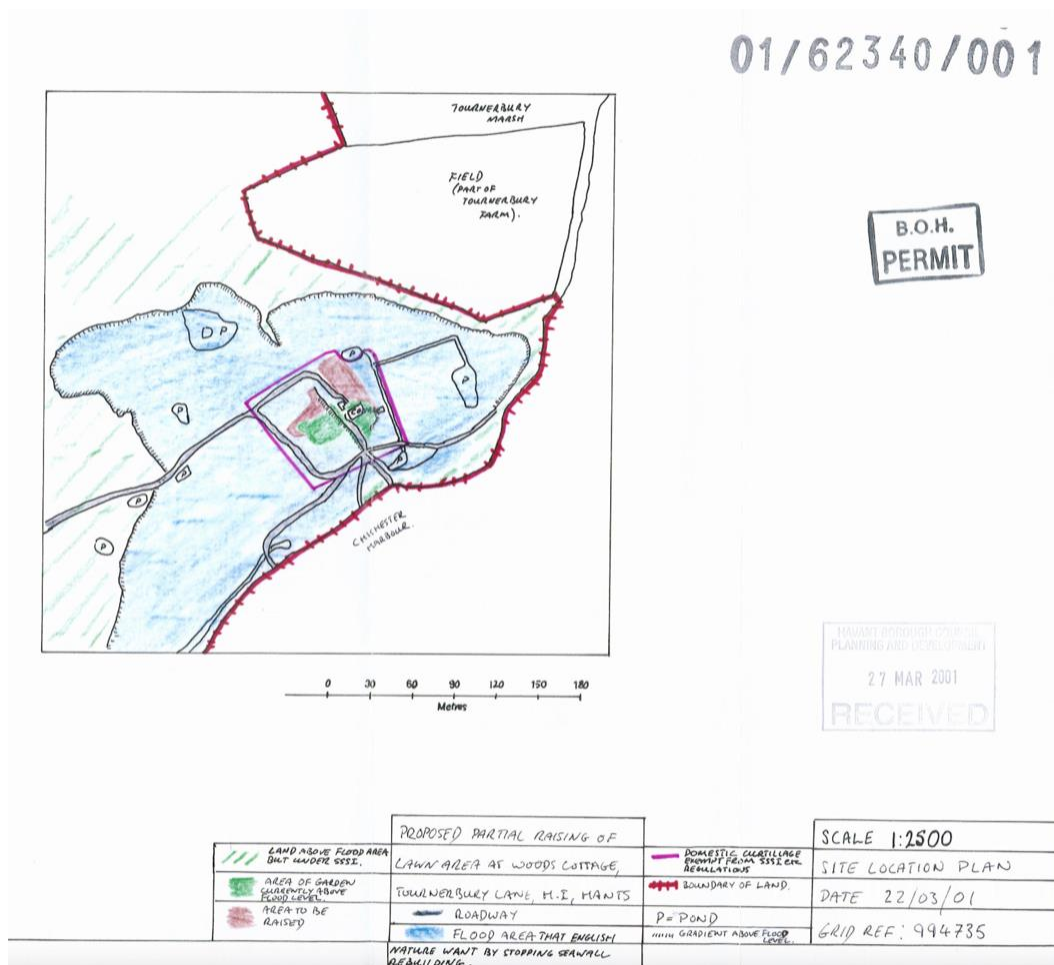
- "Land above the flood area but under SSSI" (green diagonal hatching)
- "Domestic curtilage exempt from SSSI etc regulations (purple boundary)

In the Officer's report on this application it is noted that the dumping of material was unauthorised before the application and it is stated in section 7 Planning considerations: 'The Cottage and grounds are within the SSSI but is essentially an island of domestic curtilage within a sensitive area'. Note that the blue shaded area is therefore also subject to the SSSI regulations as it is outside the domestic curtilage, however, simply marked as potentially subject to tidal flooding.

I would like to note that conditions 2, 4, 6 & 8 of 01/62340/001 were subsequently breached by the applicant as shown in the evidence base I have forwarded to you on unconsented operations at the site (attached below). As the applicant has knowingly breached the conditions of a previous planning permission as well carried out unconsented operations within the SSSI, I would like to ask that these breaches be made known to councillors as part of any Officers report. These breaches on their own should mean that the Enforcement notice in APP-21-00006 should be implemented without needing to proceed to determination of APP/21/01310.

Best wishes





Grant of Planning permission 01/62340/001

2. The soil levels within the crown spread of trees to be retained shall not be raised or lowered without the prior written approval of the Local Planning Authority. Reason: To avoid damage to health of existing trees.

4 The tree felling for which consent is hereby granted and the replacement planting specified in Condition 3 above shall be completed within 6 months of the completion of the land raising hereby approved. Reason: To conserve and safeguard the visual amenities of the locality.

6 The area of land currently covered by the material to be used for the raising of the lawn areas shall be restored to its original state of a wetland habitat within 3 months of the completion of the works hereby approved. Any material not utilised for the land raising shall be removed from the site. Reason: To protect the nature conservation interests of the locality.

8 No alterations to the drainage system of the site, apart from the culverting of the drainage ditch hereby approved, shall be undertaken without the prior written approval of the Local Planning Authority. Reason: To protect the drainage regime of the area in the interests of nature conservation.