

Subject: Further Comment to APP/19/00988 - Objection

Date: 18 November 2019 at 21:52:14 GMT

To: lesley.wells@easthants.gov.uk

Cc: simon.jenkins@easthants.gov.uk

Dear Case Officer for APP/19/00988

I would like to add some further objection comments to this application and hope that this will help when considering any outcome to this.

I'd like to reply to the paid agent comments to the objections and will outline those below with my response. I believe the fact that Mr and Mrs Perkins have gone to the length of hiring a planning consultant shows their desire to run a business from their back garden. If this was a simple 10 classes a week, quiet hobby then you wouldn't pay someone to help ensure it gets approved when you know the neighbourhood has cottoned onto your plans before the first application was even submitted which then urged the council to enforce a condition.

Agent's comment:

"

1. For the record, the applicant has never had a website and this proposal is not for the level of use which some objector's state. To be clear it is for ten 1:1 classes per week and in the manner set out in the Planning Statement. By any reasonable judgement it is a low key use solely to supplement the applicants Pilates and fitness training."

Firstly, I would like to direct you to <http://www.balmuk.co.uk> - Balm Body and Lifestyle Management. This is in fact a website for a company of which Mrs Perkins is advertising herself on Facebook as a founder of. You can find screenshots of this attached to back this up. Therefore, for the planning consultant to state that there is not a website is a complete LIE.

I've also attached an image that was posted on the Balm Facebook page on the

24th of April 2018 with the description as 'Project Training coming along nicely'. This does not match up to the letter that residents received about a summer house being erected in their back garden.

Secondly, he states that it will be 1:1 and ten classes per week but the application is still asking for 34 hours to operate. Why is this needed? Again, this just goes to show the intended use of this building which was always going to be for gym/training use and not family use as they told everyone to start with.

Thirdly, if the agent isn't aware of a website then he too has been misled by the couple just like they've misled everyone else. If they had been honest about their intentions then I am sure individuals wouldn't feel as strong or frustrated about the whole situation. The fact it has been hidden and misrepresented shows no respect or consideration for the area. It's very disappointing.

I'd also like to point out that the applicant has also started a new page with someone else called 'Real Retreats'. You can find a screenshot of this attached to this as well. Again, due to the misrepresentations from her before, makes us suspicious as to what else will be added to the studio and what further plans she has for the building...Just like in the past, the neighbours have been correct with their concerns so this could be the next step to her career.

Next agent comment:

"

1. The application is clear in so far as it relates to the level of use and as a 1:1 arrangement. In terms of enforceability it is obvious that there is considerable local interest in the matter and, as is usual, monitoring would be effected by neighbours. The applicant is content to keep precise records of classes and make these available to the local authority so as to demonstrate the level/times of use. "

As the applicant has deceived the neighbours and the council before, how can we believe the records that she will keep? It will be easy for her to hide how often the building will be used for and will most likely be the 34 hours as requested. Should this be granted then how long will it be before they enter another application (they've already submitted several before) to get this extended which will most likely get granted if they even get that many! This is not incidental use as they are trying to make out, this is a full time job in the making.

He states about how the neighbours have an interest in this which of course they will because the majority are against what is being proposed! We all have our own lives to live and do not wish to spend that monitoring what goes on in someones back garden and having to put up with being nearby a gym when we are just wanting to relax in this closely packed residential area.

Another agent comment:

"

1. The subject building is insulated and has a portable air conditioning unit which enables domestic use as well as that which is applied for. None of the objectors has evidenced these matters and it needs to be understood that Pilates is a mat based activity which often involves no music at all. This contrasts with the usual noise from domestic activities in a residential area.

Here he is assuming that this area is noisy from the surrounding neighbours but in fact, we hear very little noise is any from anybody else as we are all respectful of each other. In fact, majority of the noise comes from the applicants whilst they are in the garden as they have young kids playing which is something which the neighbours are fine with but the constant slamming of car doors from paying pilate classes and conversations up and down the drive, path and garden won't be welcomed day in and day out.

I am also very concerned about the use of this building for just pilates. There are other types of classes advertised on the BALM Facebook Page of which Mrs Perkins runs. Add this to the misrepresentation from her before, leads us to believe that this won't be just for pilates and therefore there will be a lot more noise and it could be argued that the curtains could then hide this.

Agent comment:

"

6. It is wholly inaccurate to state that every single property has objected to the proposal. What has happened is that one or more parties have orchestrated objections and we are in possession of a letter to this effect. I attach a copy of this for your records which shows that there has been a campaign to resist the proposed use irrespective of the precise proposals which have been submitted."

The fact the agent has suggested that the objections have been orchestrated just goes to show how keen he is to push them to one side. All of my objections have been my own words as I do have my own mind and don't need to be dictated to. I'd also like to take this opportunity to state that I did not receive any letter from anyone or had any contact with individuals to orchestrate my objection.

The fact is, those who this will impact the most are not happy with what is being proposed and feel very strongly about it in order to save their homes and domestic living. Those who are wanting to object will all come up with similar comments as there isn't any other way for us to put these across.

Mrs Perkins expresses a lot about well being on her BALM page and so I find it difficult to understand why she wants to destroy the wellbeing of her neighbours who just want to enjoy their homes and not have this.

Another agent comment:

"

6. Much has been made of light pollution by some residents and we have stressed the use of blinds/curtains which currently exist. The building can and is used with these facilities and light spill is a factor of urban living as is shown by the attached photographs of the adjoining house to the north-west. These proposals will not materially alter this situation."

There is no mention of windows in the original planning application and yet there are windows. The images which have been attached to show the lighting is a misrepresentation as this is just in the internal lighting in the building not the very bright flood lighting that is fitted to the exterior of the building.

It also appears as if one of the images has been taken from inside the glass with the flash on in order to defuse/hide the extend of the lights.

Additionally, I would like to point out that the very first letter that we had through the door from Mr and Mrs Perkins, was making us aware of potential noise from building work to create a summer house as part of their garden project which would start on the 16th of April 2018. You can find an image of this attached for your records. Then you might note that the planning was submitted and a letter given to residents on the 25th of May 2018 stating family use of this building which would

NOT be used for any form of fitness business. Yet we now are having to deal with this application a mere 18months later stating that this is precisely what it is intended for!

The fact that they stated a summer house has hidden the true scale of the project and again, has deceived the neighbours.

Something else I can't get my head around is how the agent can just dismiss the comments regarding the covenant which has been put onto the deeds for a reason. It is there to protect the residents and the area. This is something that I will be looking into further legally to see what can be done.

Whilst we are on the subject of comments being disregarded, I've also noticed the latest supporting comments from the applicants friends, clients and work colleagues. They also seem to be narrow minded in the fact that they have no empathy for the neighbours who will live with this every single day. I'm not sure how they would feel about someone trying to set up a workshop for example in their next-door garden.

There are plenty of areas for this type of activity which I have already touched upon including an empty shop space at the end of the same road that Mrs Perkins lives on!

I thoroughly urge for this application and any further business applications to be rejected by the council to preserve the area and values of the neighbours lives as well as their homes which would be hugely impacted by this.

20:07



< Jo Perkins



Jo Perkins

Add Friend



- Self-employed
- Fitness and Wellness Manager at Astons Exclusive Health Studio
- Founder at BALM-Body And Lifestyle Management
- Former Talent Development Manager at Bourne Leisure
- Studied BA Hons Performing Arts at Middlesex University



20:07



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BALM-Body And Lifestyle Management



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For more info please contact us from 10am-6pm



20:46

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BALM-Body And Lifestyle Management

27 November 2019

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BALM-Body And Lifestyle Management

27 November 2019

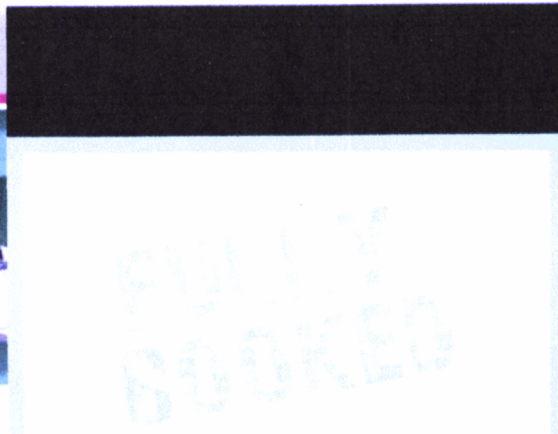
Come and join me as founder of Real Retreats with my wonderful friend and colleague Nicola Hoare

So much to come in 2020 ❤️

Real Retreats

27 November 2019

We are blown away by the huge interest in our retreat days and very excited for what 2020 will bring! Lots of plans for the



Send Message



Steve & Jo Perkins
19B Frogmore Lane

Dear Neighbour,

We felt it appropriate to make you aware of a Summer House and Garden project that will commence from Monday 16th April 2018.

The work will take approximately 6 weeks, with working times between 8am and 4pm. We apologise in advance for any disruption caused in its completion.

Kind Regards,

Steve and Jo



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

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www.havant.gov.uk

Our Ref: APP/15/00489
Direct Line: 023/9244 6514
Ask For: Mrs B Crawford
Email: planning.development@havant.gov.uk
25 May 2016

Dear Sir/Madam

**The Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015**

Site Address: 108 Frogmore Lane, Waterlooville, PO8 9QN
Proposal: Construction of timber frame outbuilding in rear garden

We have received an application for the above proposal. Copies of the application form, drawings and relevant supporting information can be viewed on the Havant Borough Council Public Access pages: <https://planningpublicaccess.havant.gov.uk/online-applications>. You can also view these online at the Customer Service Centre on the ground floor at the Public Service Plaza, between 9.00am and 5.00pm Monday to Friday.

If you are not the owner of the property to which this letter is addressed please advise the owner who may also wish to make comments.

The Council welcomes the views of the public and will take relevant land use and planning considerations into account in reaching a decision on the application. From 10th December 2015, you will need to register on the Havant Borough Council website to set up a Public Access profile in order to provide your comments quickly and efficiently. Please allow up to 72 hours for your representation to appear online. You can also write to the Planning Service at the Public Service Plaza quoting the above reference number. Any comments must be received in these offices no later than 20 June 2016.

If an appeal is submitted under the Householder Appeals Service, there is no opportunity for you to submit further comments. We will however forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request to the Planning Inspectorate within 4 weeks of the appeal's starting date by contacting the Customer Services Team either by emailing enquiries@pms.gov.uk or by writing to: The Planning Inspectorate, Registry/Scanning, Room 3/05 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

If you wish to know any further information about the progress of the application please contact the case officer, Mrs B Crawford by telephone prior to 20 June 2016.

Yours faithfully

Planning Services



Havant
BOROUGH COUNCIL

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Hampshire PO9 2AX

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www.havant.gov.uk

Our Ref: APP/18/00489
Direct Line: 0239244 6514
Ask For: Mrs B Crawford
Email: planning.development@havant.gov.uk
12 July 2018

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Site Address: 196 Frogmore Lane, Waterlooville, PO8 5GN

Proposal: Construction of timber frame outbuilding in rear garden (retrospective application)

I refer to the above application and would advise you that I have now received further details.

Copies of the application form, drawings and relevant supporting information can be viewed on the Havant Borough Council Public Access pages <https://planningpublicaccess.havant.gov.uk/online-applications>, or which you can view electronically at the Customer Service Centre on the ground floor at the Public Service Plaza between 9.00am and 5.00pm Monday to Friday. There is no need to make an appointment to view the application and the planning officer dealing with the case, Mrs B Crawford, may only be available by appointment at the Public Service Plaza.

Any comments you may wish to make on the revisions should be made in writing quoting the above reference number and received in these offices no later than 19 July 2018.

If you have already made a representation and do not wish to update them, these will be considered in determining the application.

Thank you for your interest in the matter. You will be notified of the Council's decision shortly after it has been made.

Yours faithfully

Planning Services