

Flat G The Elms
2 Lower Road
Old Bedhampton
Havant
Hampshire
PO9 3LH

Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

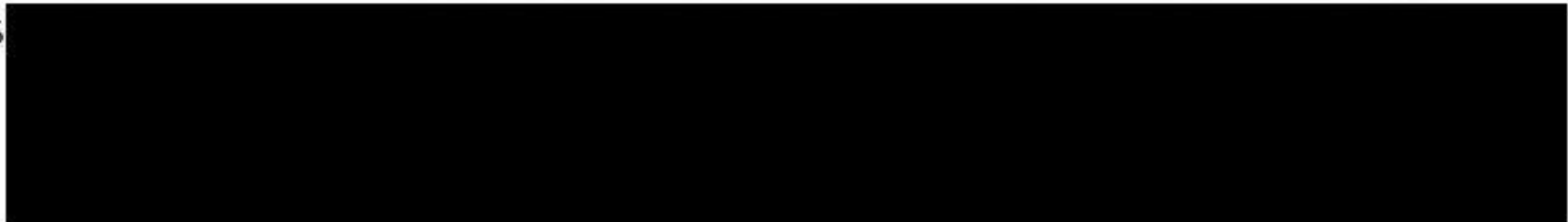


3 January 2018

Dear Planning Services

Your Ref: APP/17/01271. The Planning (Listed Buildings and Conservation Areas) Act 1990

Site Address: The Elms, 2 Lower Road, Havant PO9 3LH

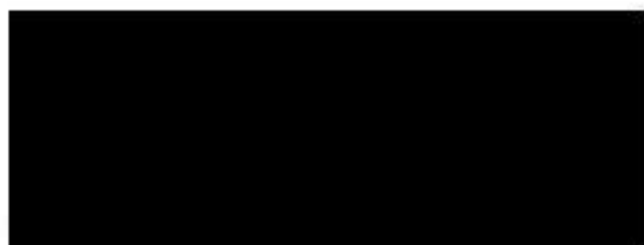
1. I refer to your letters dated 1 December and 13 December 2017.
2. Paragraph 2 of your letter dated 13 December asserts ".....the correct details are as stated above"
3. The headings of both letters are the same. Neither letter records any information about the details of the proposed development. What, therefore, is the "misinformation" for which your letter of 13 December apologises?
4. Paragraph 3 above requires me to ask that you record exactly what you mean, mean what you record, BUT ensure that what you have recorded is clearly understood by anyone and everyone, otherwise you have failed to communicate properly and effectively.
5. 
6. Contact with three of my fellow flat tenants has revealed that we share considerable anxiety about the changes that are developing at The Elms and the manner in which they are so doing and have done so far.
7. A classic example of paragraph 6 above is the recording online of the application referred to in the heading of this letter. I have read an iPad recording that "there was consensus of the above application". The flat tenants' meeting on Thursday 26 October 2017 requested by the Trustees of the Manor Trust – the owners of The Elms – did not impart any sufficient information to enable the tenants to form any conclusion, nor was any vote required or taken on the merits of the application referred to above. On the contrary, I heard one tenant asking the Chair of the meeting on 26 October 2017 to show us the plan of the proposed development. This request was made when it

became clear at this meeting that its sole purpose was to outline to the flat tenants that the Manor Trust is applying for planning permission to convert the current so-called "Guest Room" into a purpose-built toilet for the disabled. The tenants were additionally told that this work will require the existing door and the window to the courtyard to be demolished and the door to be replaced by a larger door and the window by a smaller window. Please note and highlight as prominently as possible that the request for a sight of the plan was dismissed curtly by the comment that there is only a sketched outline available for the meeting and a study of it in its present form will not benefit anyone. The tenants were told that further and better particulars and data will be disclosed as and when they become available: the tenants are still waiting for this to happen! Please understand clearly that the tenants' concern as recorded in paragraph 6 above became apparent only in the last few days when it was spotted online that the planning application has their consensus. I hope this paragraph 7 will establish clearly and without any doubt that the complete opposite is the case – there was nothing said at the meeting on 26 October 2017 even to hint at there being consensus. To suggest otherwise is disingenuous at the very least.

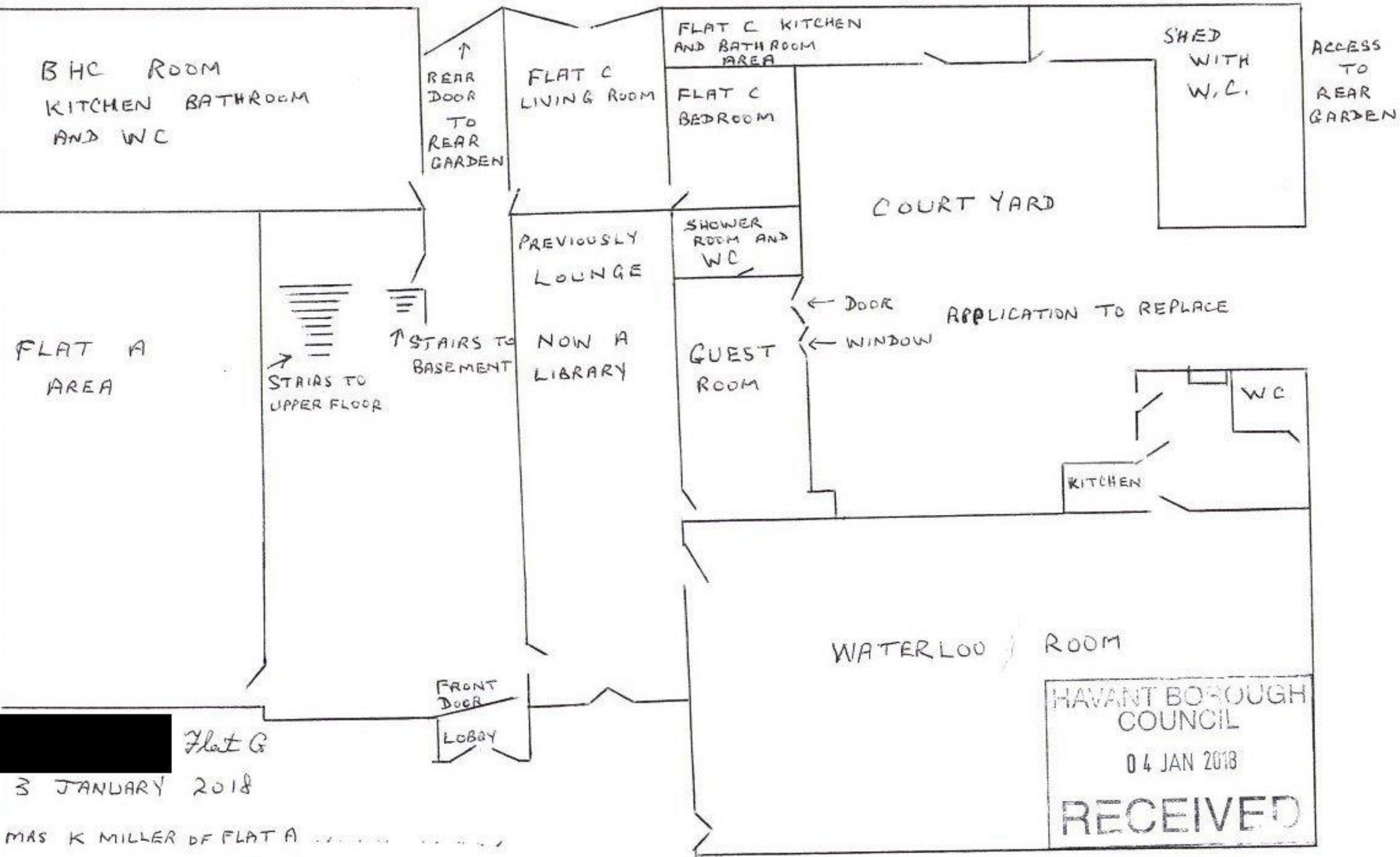
8. The so-called "Guest Room" referred to in paragraph 7 above has a shower cubicle, a WC and a hand basin, all of which are attached to the wall which forms part of the bedroom to Flat C. Again referring to paragraph 7 above, the "Proposal" as outlined in the headings of your letters of 1 December and 13 December 2017 refers to "replacement windows and replacement door to the rear". I have taken the trouble to draw, as enclosed, a not-to-scale plan of the right half of the ground floor of The Elms as seen when standing in the drive and looking at the front door to the lobby of The Elms. Looking to the right from the "Library" highlights the Guest Room, Waterloo Room, its kitchen and WC area and the courtyard garden and shed. The "Proposal", referring "to rear", is inaccurate and misleading and if the Plan or any document forming part of the application also refers "to rear", it seems to me that it should be rejected out of hand. The window and door are located on the right-hand side –and not the rear - of The Elms, and both lead onto the courtyard, also on the right-hand side.
9. The Waterloo Room has its own kitchen, WC area and door to the courtyard. The WC is enclosed in a hard-board type of partition which can be demolished quite easily with a couple of hammer blows.
10. The door from the Waterloo Room to its kitchen and WC area is 45 inches wide and therefore provides adequate width for wheelchair use. A wheelchair ramp is proposed from the driveway to the French doors access to the Waterloo Room.
11. Paragraphs 9 and 10 show that disabled wheelchair access to the Waterloo Room WC area can be provided by altering the structure of that area, thereby rendering unnecessary any work to and/or replacement of any part of the "Guest Room". This alternative was not discussed with the tenants of The Elms on 26 October 2017 because it was not brought to their notice by the Chair of the meeting on that day. Why that was not done raises the possibility that an agenda by the Manor Trust remains to unfold. Will that be to the detriment of and further discomfort of the tenants, bearing in mind the contents of paragraphs 6, 7 and 8 above?
12. Until about two years ago, what is now identified as a library was a fully furnished lounge where the flat tenants entertained their visiting family members and friends. A door leads from this erstwhile lounge to the "Guest Room". This room was used as an overnight stay facility by such family and friends when available. It was also used as such by visitors to the patients of the adjacent care home known as "The Lodge" and owned by the Manor Trust.

13. Two to three years ago, this furnished lounge started to become a dumping ground for various items of furniture from various locations for ultimate disposal, for indiscriminate and haphazard storage of books and other various items.
14. During the last 12-18 months, this lounge was surreptitiously and eventually stripped of all its contents including its original furniture. Bookshelves were installed on its three walls, all loaded with books. What was once the flat tenants' lounge has now become a library where books are bought and sold by way of a business venture identified as "The Secret Bookshop" and open to the public at large.
15. During this two-to-three-year period the Guest Room started to become the overflow area of the lounge before it was converted to a library, to such extent that its use as a guest room started to become less viable and is now impossible. Such use has been deliberately discouraged by the indiscriminate dumping ground activity. Those in authority at the Manor Trust seem to be unconcerned about and insensitive to the extraordinary activity that has developed at The Elms during the last two to three years.
16. It is clear from the foregoing that the majority of the flat tenants are very concerned about the way this planning application has been developing, particularly bearing in mind the alternative referred to in paragraphs 9, 10 and 11 above. Does Havant Borough Council have any statutory or other legal authority to persuade the Manor Trust to consider the alternative raised in paragraphs 9, 10 and 11 and thereby allay the concerns of any of the said tenants about their future at The Elms? Ideally such alternative is better considered before any work is started on the proposal, if it is intended to grant the application in its present form, despite the objections raised by the tenants.
17. I hope you will be able to acknowledge receipt of this letter having regard to paragraph 5 above and any observations you may wish to record will be greatly appreciated.

Yours truly



Charles Young
Flat G



Flat G
3 JANUARY 2018
MRS K MILLER OF FLAT A
MRS A COURTS OF FLAT C
MRS J CAHILL OF FLAT E

PLANNING REF :- APP/17/01271 regarding :-
The Elms, 2 Lower Road
Bedhampton, Havant.

Planning Services
Havant Borough Council
Ref: APP/17/01271 – The Elms, 2 Lower Road, Bedhampton

We, the undersigned, tenants of Flats A, C and E, have discussed with Charles Young, the tenant of Flat G, his letter to you dated 3 January 2018 and its enclosed plan.

We would like you to record that we wish to adopt as our own the contents of this letter and plan without any amendment whatsoever.

Mrs K Miller of Flat A

_____ [Redacted Signature] _____

3 January 2018

Mrs A Courts of Flat C

_____ [Redacted Signature] _____

3 January 2018

Mrs J Cahill of Flat E

_____ [Redacted Signature] _____

3 January 2018

