



BEYTON PARISH COUNCIL

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DC/23/02035 Full planning application Use of land as Garden Land
Marl Cottage, Church Road, Beyton IP30 9AL

The planning statement confirms:

No changes to any boundaries are proposed. No planting is proposed to be removed and no new planting is proposed. This application simply looks to ratify approval for use of the land which has been residential since at least the mid 1980s when the kitchen garden and tennis court were in use as per the photos.

There is no change of use and no loss of agricultural land

If this application is granted a large structure/s could be erected under permitted development rights proportionate to the size of the garden i.e they would not need any planning application to proceed with such building ; this is not mentioned within the planning statement.

If Councillors are minded to SUPPORT this application my recommendation would be to **inform** the District Council to remove **ALL** permitted development rights. The reasons being the potential impact any development would have on the conservation area; the potential impact on the Grade II* listed Church being a building of more than special interest, this site is included within the Neighbourhood Plan open vista; any potential outbuildings would not be sympathetic to the character and appearance of the area.

Any future development would require a full planning application which the Parish Council would be consulted on.