

James Gardner
Planning and Development
Dacorum Borough Council
Civic Centre
Marlowe
Hemel Hempstead
Hertfordshire HP1 1HH

Our Ref:

Your Ref:

2nd December 2020 (by email)

Dear Mr. Gardner,

Application No. 20/03295/FUL
One barn and one polytunnel
Bury Farm, Cupid Green Lane, Hemel Hempstead, Hertfordshire

We are puzzled about aspects of this application for a barn and polytunnel in the Green Belt.

This site is Plot 1 of six into which the original field was subdivided in 2016, prompting the Council to impose an Article 4 Direction to prevent "very significant harm to this very sensitive rural / Green Belt landscape." That Article 4 Direction was renewed in 2019 (19/022895/ART).

In January 2018 the Council gave approvals for the construction of an agricultural building, a polytunnel and an access track on this site. (Applications Nos. 4/00143/18/FUL; 4/00144/18/FUL and 4/00145/18/FUL). We note that the applicant for this current application is different and assume that the land has changed hands, but the earlier approvals remain extant.

We are concerned that, while the Application Form description of the current proposal is "One Barn and one polytunnel", the title page of the Planning Statement refers to polytunnels and on page 10 to "the cluster of proposed polytunnels" (there are in fact ten references to polytunnels in the plural throughout the document.) This suggest an intent to go beyond the approvals already given. The Council should clarify this before determining the application.

At no point does the Planning Statement refer to a Barn, only to a "general purpose agricultural shed" of which, strangely, it is said that "the storage requirement of the proposed enterprise is greater than the size of the proposed building. It is likely, therefore, that some less valuable items such as trailers will need to be stored outside."

There is no plan of the proposed storage shed included in the documents accompanying the application, but the schedule of accommodation in the Planning Statement includes a staff break room, office and toilet. There is no indication of how these facilities will be serviced by



electricity and water supply. Sewage disposal is to a septic tank, though its location is not indicated. Similarly, four car parking spaces are mentioned in the application form, but not shown on the site plan.

The proposal occupies a fifth of the total site area. There is no indication of the applicant's intention for the rest of the site. This also needs to be clarified before determination of the application.

While we recognise the appropriateness of the proposed horticultural use, we have concerns regarding the sporadic nature of the building in an open Green Belt location and the ultimate intent of this application.

Yours sincerely,

David Irving
Senior Planning Volunteer
CPRE Hertfordshire