

Harbour Farm, Hedon

August 2015 we moved to Harbour Farm

The conveyancing solicitor made us aware that our garden was bigger than the area fenced by the previous owners. We contacted the ERYC about this, they told us Hedon Town council owned the adjacent land. We spoke to the council, some councillors came out and we agreed the details on the deeds and that we would move the fence closer to the boundary edge.

August to January 2016

We noticed over the first 6 months people sometimes walking along our path to the public footpath on the Haven, dogs running across it and litter being thrown from people parking on Haven Side between us and the pub. Our children also felt uncomfortable playing there because of the amount of people walking past and sitting outside at the pub on nice days. We considered putting a fence up as well as planting a hedge, so the fence would provide a screen until the hedge grew. Peter Hopkins, conservation officer at that time told us on a site visit that we would need to put in planning permission for a fence, but not a hedge.

We also had a conversation and site visit with Andrew Chudley - Countryside Access team, who deals with public rights of way, to clarify footpaths. 01482 395 203.

February 2016, having already spoken to Peter Hopkins, I emailed him to check we could go ahead with fence planting. He advised we needed permission from Heritage England, as the area is an ancient monument.

February 2017, having researched suitable hedge species, in keeping with a listed building and with permission from Heritage England and, giving them notification of the date we intended to start, we planted the yew hedge.

2017-2021

All seemed well with this, we had visits from the new conservation officer Stephen Walker, regarding repairs to buildings, nothing was said about the hedge.

Local people walk by and talk to John about how nice the garden is looking, our neighbours, who live at the pub opposite think it looks great and many people have commented that it improves the area.

May 2021 – we put up a temporary fence on one corner of the garden (see photos) and emailed these to Stephen Walker, conservation officer, explaining it is temporary measure, due to increasing numbers of people outside, at the pub due to change of covid restrictions. Emails below.

December 2021 – Received a letter in the post from Susan Bolton saying we had changed the use of the land, giving us 3 months to remove hedging and stop using it as a garden.



Photo sent to Stephen Walker, May 2021, showing temp fence.



Photo sent to Stephen Walker, May 2021, showing temp fence.

RE: Harbour Farm, Hedon



jo and john

13/05/2021 11:39



To: Stephen J. Walker

[Save all attachments](#)



Hi Stephen,

I took a couple more photos of the fence for you so you can see what it looks like 'finished'. The side furthest from house has a panel without a top part, but this will be added when John has chance to neaten it. He has been considering painting it green and Alison from the pub thought she would like plants growing on it. Obviously we won't do anything else for now until we hear from you.

Kind regards

Joanne

Sent from [Mail](#) for Windows 10

RE: Harbour Farm, Hedon



jo and john

04/05/2021 13:28



To: Stephen J. Walker

Hi Stephen,

That would be great thank you.

Kind regards

Joanne

Sent from [Mail](#) for Windows 10

**From:** [Stephen J. Walker](#)

**Sent:** 04 May 2021 11:46

**To:** [jo and john](#)

**Subject:** Re: Harbour Farm, Hedon

Good morning Joanne,

All is well thank you for asking.

The erection of any new fence within the curtilage of a listed building would require full planning permission. Secondly, any new fence within the conservation area over the height of 1m facing the highway would require planning permission. The type of fence erected would be considered as being

out of keeping with the character and appearance of the conservation area and setting of the listed building.

Any enforcement action would however be discretionary, and would consider the amenity issue with the adjoining public house.

Please let me raise the matter with the relevant Planning and Enforcement Officers for the area, and further advice will be provided accordingly.

Kind Regards, Stephen

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**From:** jo and john [REDACTED]  
**Sent:** 25 April 2021 21:00  
**To:** Stephen J. Walker [REDACTED]  
**Subject:** Harbour Farm, Hedon

Dear Stephen,

I hope you are well. Please can I just run something by you. Since the pubs got the go ahead to re-open our kids have felt a bit uncomfortable playing in our garden – due to so many people sitting outside the pub opposite. So we decided today to attach a few temporary fence panels to the existing wooden fencing around our garden to give us some privacy from the pub goers.

We discussed fencing a few years ago but I think it might have been with Peter Hopkins rather than yourself. At that point we decided we would prefer hedging to fencing, and got appropriate consent from heritage England. Obviously the hedge is taking a while to grow which in normal times has been fine, but with the amount of people outside at the moment we needed to try something else for a bit of extra screening.

We will remove them again as the hedge grows. Do we need to apply for permission officially or is this okay as a temporary measure?

I have attached photos so you can see from both sides. They show 3 panels, we have 3 more that we were going to add, either alongside these or at a right angle to the last one, creating a corner. We may get another 3 after that, if it feels like we still need a bit more screening, but thought it wise to check with you first. It is just to get us through this post lockdown period until the hedge grows up a bit more but will be really helpful for us using the garden in the interim. Please advise.

Kind Regards

Joanne Ward

Sent from [Mail](#) for Windows 10

Re: Granary Roof, Harbour Farm, Hedon



Peter.Hopkins  
22/02/2016 11:27



To: jo.john@hotmail.co.uk

Dear Joanne,

The land in question forms part of a Scheduled Ancient Monument (SAM), which protects the archaeology of the historic Haven port which existed around your property, hence the name Harbour Farm..

Whilst you would not need listed building consent to plant a hedge and move a fence, you may require Scheduled Ancient Monument Consent, which is controlled and authorised by Historic England (formerly English Heritage). Historic England can be contacted on 01904 601901, and their regional office is based on Tanner Row in York.

I'm not sure that you will need permission from the Council to move the fence if it's on land in your ownership. You could contact John Read at the Council about this, who is a manager within our Estates Team. john.read@eastriding.gov.uk or 01482 393930, a member of his team should be able to advise you on this matter.

Regards,

Peter

From: jo and john  
To: "Peter.Hopkins"  
Date: 21/02/2016 23:23  
Subject: Re: Granary Roof, Harbour Farm, Hedon

Dear Peter,

We did manage to source enough reclaimed tiles in the end for the granary roof and it looks really good finished.

Now we have resolved the issues with the granary roof repairs we would like to improve our garden at that side of the house so the children will be able to play safely in it eventually. We have a few questions that hopefully you can help with.

**Firstly**, we would like to plant hedging along the north and west edge of the garden. I have attached the google earth view - our intention is to enclose with hedging the garden to the left of the house on this.

Do we need to get permission for hedge planting in the garden of a grade ii listed property?

I've also attached the plan from the deeds (page 4 of the attachment) - we would like to plant along the boundary edge marked blue from the granary going west and then from the westerly corner going north towards the field.

Secondly, please can you advise who we need to contact to ask for some fencing that was put in by the council to be moved?

When we bought the house the previous owner had put in some fencing at the west side of the house but this did not go up to the actual garden/land boundary. We will move back our fence and plant the hedging on that boundary edge, but on the northern edge the council put in some fencing which cuts across our garden, meeting up to the fence put in by the previous owner of our house. We are unsure who we need to contact to ask for the fence to be moved.

The first 3 pages of the attachment are some photos taken by the solicitor of the fencing. I have annotated the plan to show roughly where the fencing is at the moment and we want to move it to match our boundaries and then plant the hedging behind or in place of the fence.

I hope all of the above makes sense and you can advise accordingly.

Regards

Joanne

#### Other information

The property listing when we bought the house read:

**GARDEN:**

A secluded South facing garden is lawned and enclosed by hedgerows outside of which are additional grassed areas to the front and west side of the house.

It was obvious the area was used as a garden when we looked around, it wasn't even a consideration that it wasn't.

On the aerial image (below) the west garden looks the same as the south garden, it was used as a garden. It is not agricultural land and has never been used for agriculture. At some point 50+ years ago the area was a coal yard, with coal arriving on the Haven. Later, after the Haven was filled in it was used as part of the gardens of Harbour Farm and has continued to be used as such.



This is a photo of the garden taken in 2013, before we bought the house – the previous owners used it as a garden. The fence was not on the boundary line, although the owners at the time didn't know that.



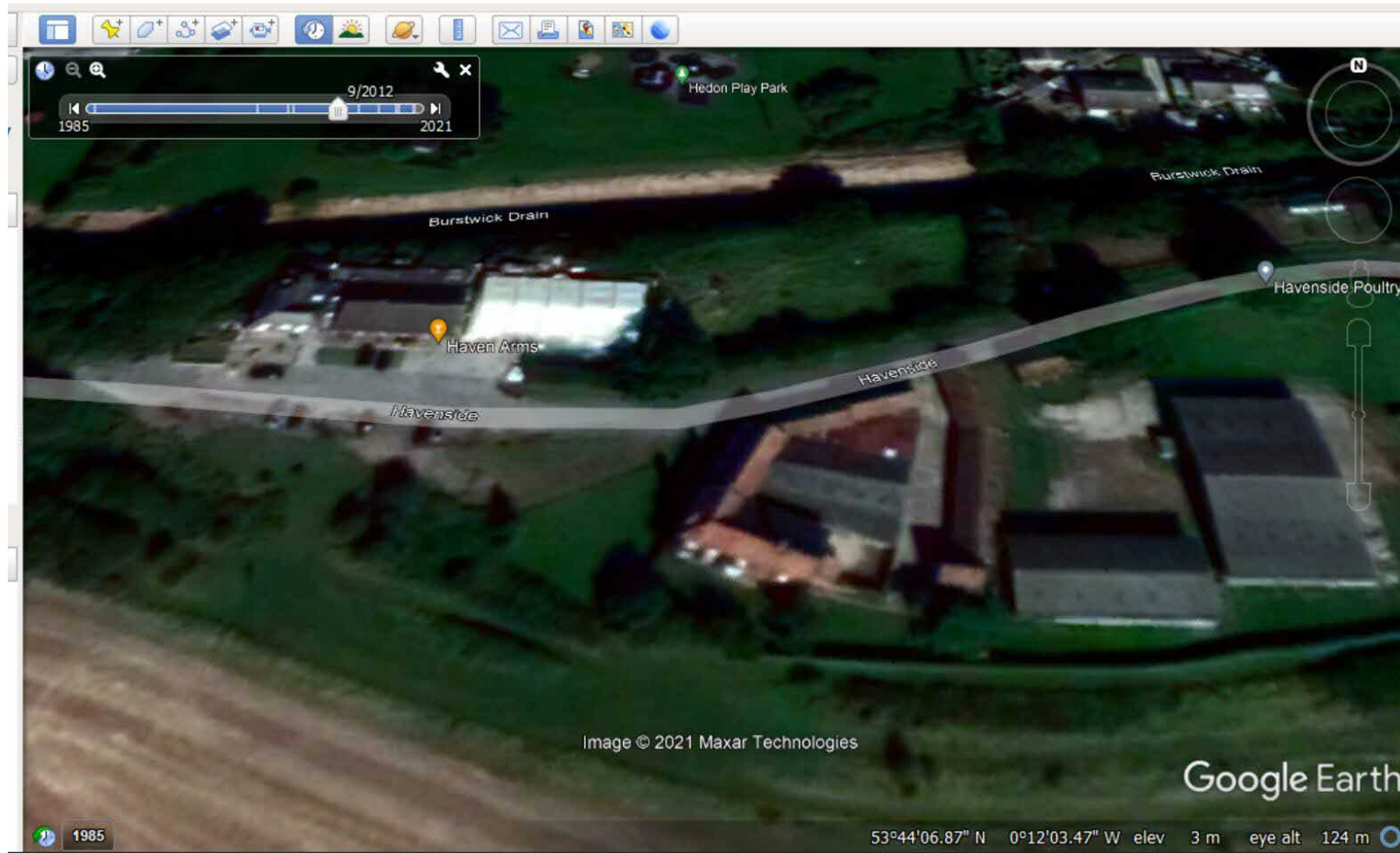
Copywrite Bernard Shaw.

We continued to use the area as a garden when we moved in and then found dogs would run across it sometimes, because of the area being popular for dog walking, which would frighten our children. As well as people throwing litter into the garden and someone even leaning over the fence to be sick one night (!) our children felt strange playing there with so many people passing.

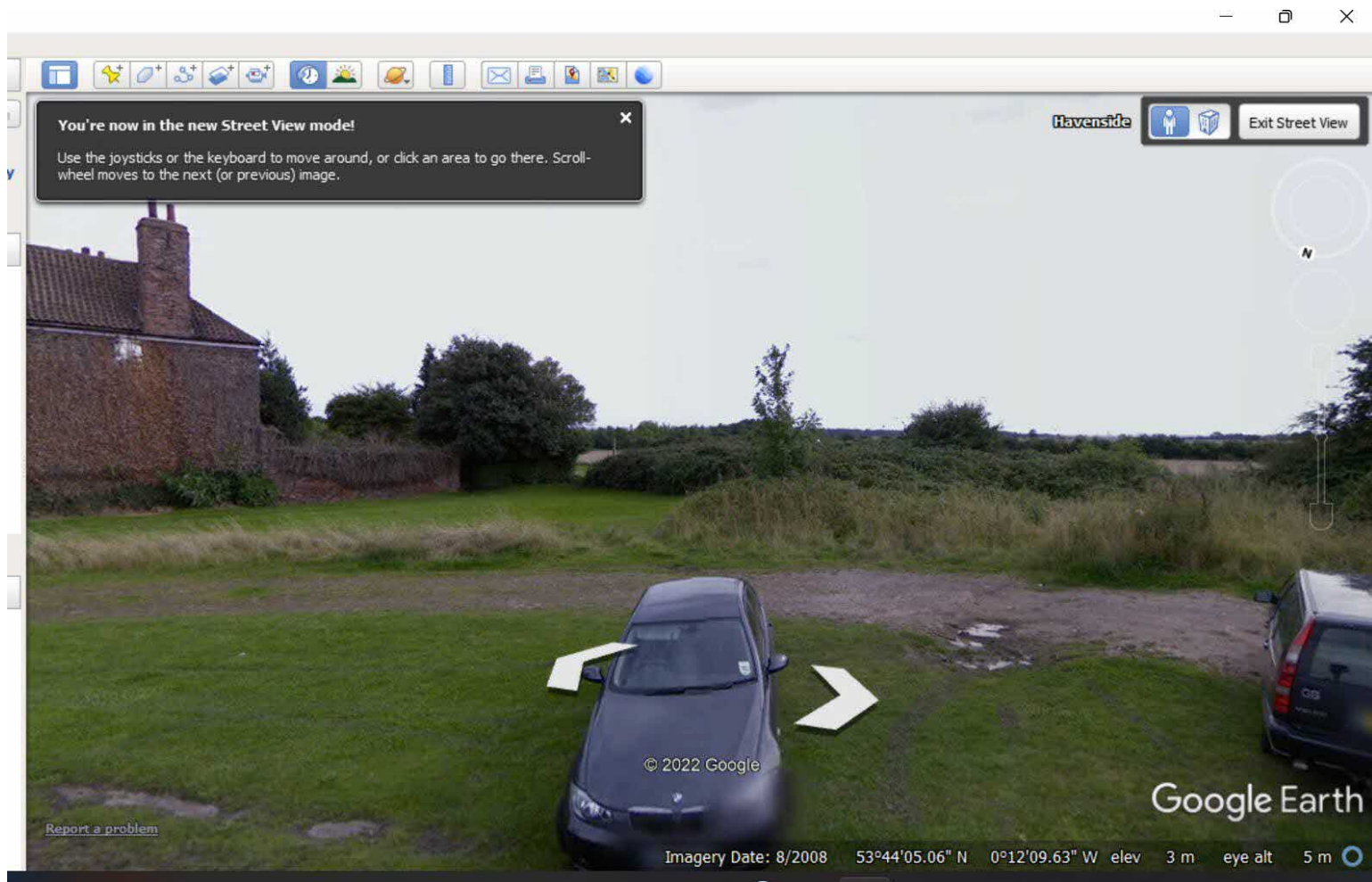
It was clear we needed to grow hedging around this part – which we intended to follow on from hedging that was already there at the South/West. We contacted Peter Hopkins, the conservation officer; Andrew Chudley regarding public rights of way; Hedon Town Council regarding the current fence and Heritage England regarding permission for planting.







This Google Earth photo from 2012, shows the house and gardens to the south and west the west side garden.



2008, before the houseowners put up a fence, they cut the lawn and it was considered garden.