

Jacqueline Bryan

From: Mel Freeman [REDACTED]
Sent: 27 September 2022 13:27
To: John McKeown; Planning; Adam
Subject: FW: Change of Use Application
Attachments: 20220926_120652.jpg; 20220926_120703.jpg

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Sent from my Galaxy

FAO Mr McKeown

I am writing to you with regards to my planning application – Change of Use of a Residential Property to a Mixed Use Residential/Commercial Premises to Provide a Canine Hydrotherapy Facility Ref No 20/01122/COU.

Firstly I must apologise for my lack of communication and delay in resolving the matter, we have been through some tough times of late dealing with illness and family bereavements.

Anyway, our planning application was declined after concerns from the rights of way officer, Graham Bowden, who advised that our chosen parking area was in fact directly in the middle of a right of way. After speaking with him on the telephone back in January 2022 he advised that the relocation of our parking area (away from the PROW) would satisfy his concerns, although this was turned down by BDC after our agent submitted the suggested proposal. As far as we were aware the footpath ran directly up the boundary of our plot, on the other side of our fence through our neighbours land. Our neighbour who has lived there almost 20 years confirmed this has always been the case.

We contacted Notts County Council and requested to view a copy of the definitive map, showing the exact location of East Drayton Public footpath 18 and it turns out that the right of way runs right through the middle of our garden! After discussing this matter with our neighbour, he is understandably keen for it to be removed from his land and reinstated to the correct location.

We had a site visit from Graham Bowden on 12 August 2022 to discuss our options. Our main concerns with having the general public being allowed access to our garden are the security of our property and the safety of our young children whilst playing out in the garden. Graham suggested we could apply to divert the right of way, in line with our planning application and after discussion agreed that he would be satisfied with our intended ideas for the proposed location of the footpath.

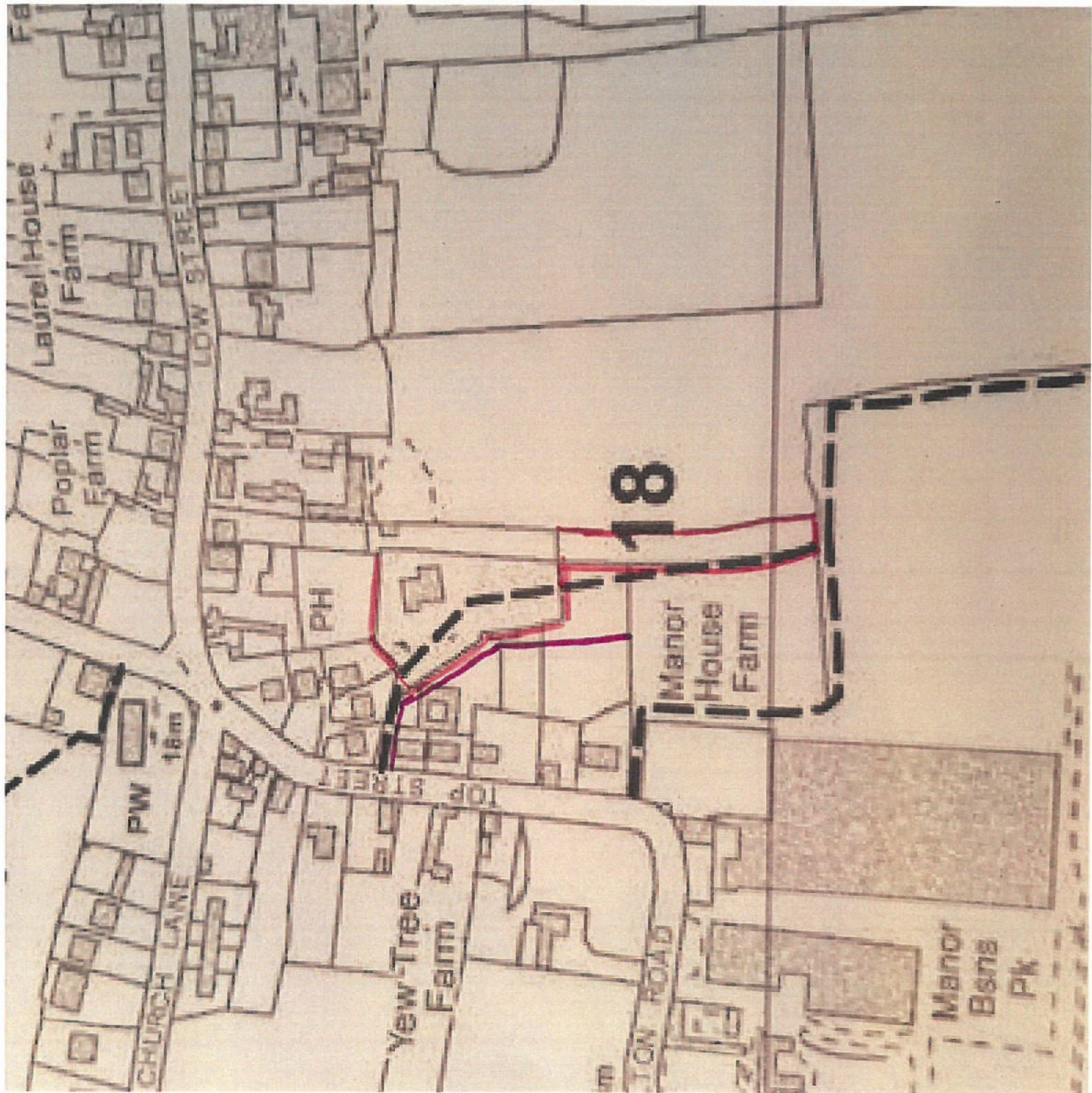
I have attached 2 photos of the definitive map. Photograph 1 shows our plot of land highlighted in pink with the current location of the right of way as it is now (in purple). Photograph 2 again shows our plot highlighted in pink, and the proposed location of where we would like to apply for the diversion. The PROW would enter and exit our boundary in the exact same place as it does now on the definitive map, but rather than run directly through the middle of our garden, it would follow the boundary fencing. For this to happen we would need to fell a couple of trees on the edge of our small copse to adhere to the requirements of the footpath, and we would also need to install a 'kissing gate'. Before we commence with this project (at a cost to ourselves) we would be grateful for your advice on how to proceed with application to divert the PROW, and how it needs to happen in conjunction with the Change of Use application.

Please do not hesitate to contact me if you require any further information. I look forward to your reply.

Kind regards

Melanie Freeman

Sent from Mail for Windows



18

Laurel House Farm

Poplar Farm

PH

Manor House Farm

Yew Tree Farm

PW 18m

CHURCH LANE

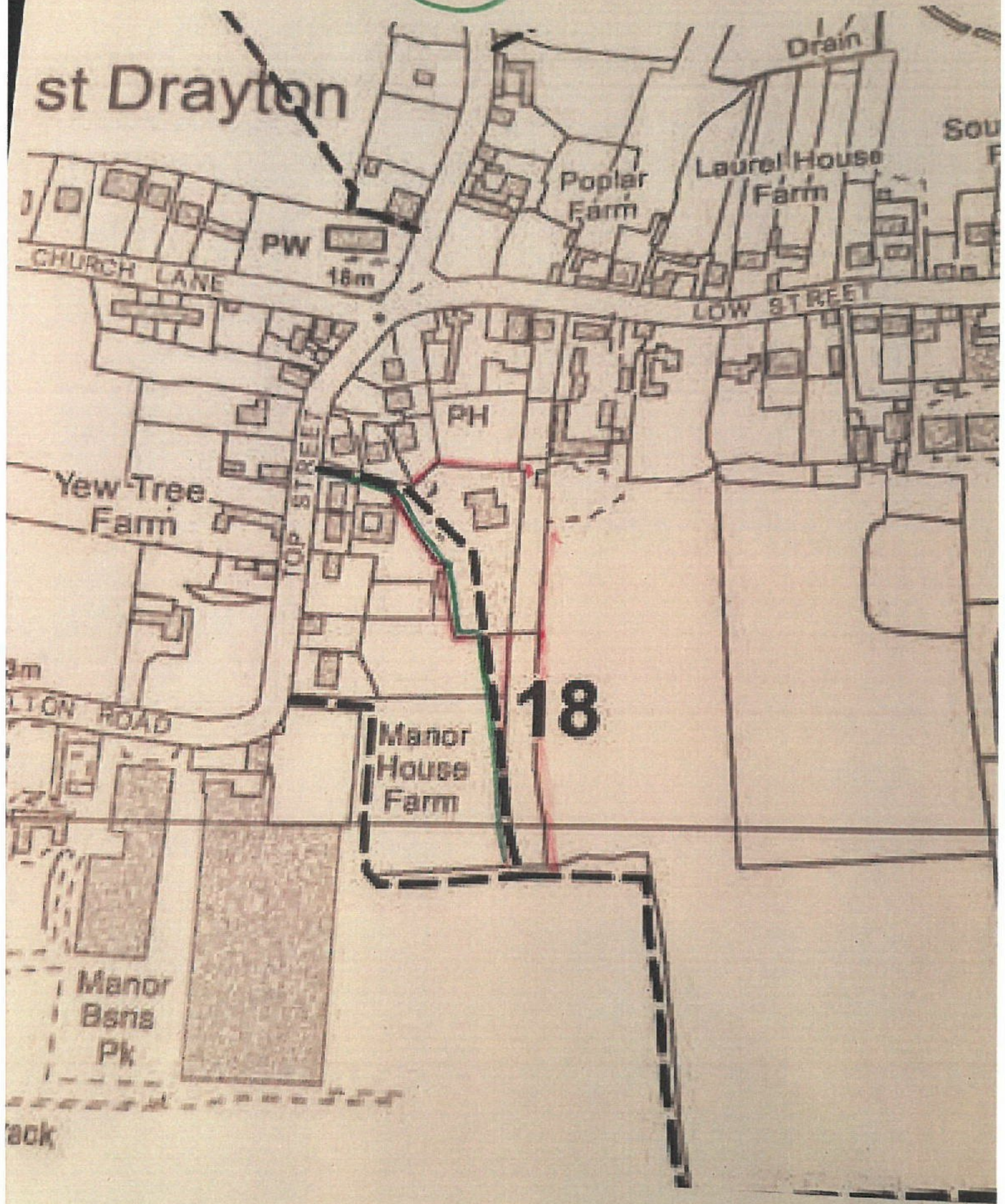
LOW STREET

TOP STREET

TOWN ROAD

Manor Bsns Pk

2



Proposed location of right of way