

An extract from the objection comments submitted by Mr Paul Collins in relation to application reference 3/21/1768/FUL.

██████████
Planning Dept.
EHDC
Hertford

The Barracks
Church End Farm
Little Hadham
Ware
Herts
SG11 2DY
████████████████████

11th October 2021

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Planning application reference: 3/21/1768/FUL Unit 11 Hadham Industrial Estate

I write to **object** to the above development proposal on the following grounds:

- 1) **Existing use misdescribed as B2:** The planning statement says that the current actual use is B2 and has been ongoing since 2011, but that is incorrect for two reasons. Firstly B2 is a use that is deemed to be incompatible with a residential area and there are numerous houses and gardens very close by. Equally East Hertfordshire District Council (EHDC) has never received one complaint as to noise, smell or vibration so therefore the use is evidentially not B2. It is relevant that I lived in one of the very close by farm cottages (No.2) from 19/04/2008 until 01/09/2020 i.e. over 12 years! The use is in fact B1 and has not been ongoing since 2011. My parents bought the land under unit 11 and the rest of Church End Farm on 29/09/1971 and under EHDC planning consent reference 3/73/2888 they erected this asbestos clad concrete framed building in 1973 for agricultural purposes and used the building for the same until at least 2013. The current consented use is in fact agricultural because a period of 10 years of B1 use has not elapsed. Therefore a certificate of lawful use cannot be issued. It is indeed notable that the applicant claims in the planning statement that B2 has been ongoing for 10 years but the applicant has not sought a certificate of lawful use.
- 2) **Risks associated with disturbing 1970s asbestos roof and cladding:** The building is roofed and clad with asbestos not cement sheets as incorrectly stated in the Planning Statement. It is well known that asbestos when left in situ presents little or no risk, but the reroofing or recladding of the building would represent a severe risk of contamination to the users of the property, nearby residents and those pedestrians and horse riders using the public bridleway at the front of the building.
- 3) **There is no need for yet more office space at this location:** The Planning Statement says that there is a need for further office space on site and that there is very little vacant property on site, but that is untrue. **Figure 1** shows that Office 4a is vacant and has a floorspace of 70 sqm (see Hadham.co.uk/units/unit-4a/). Office 5b upstairs belonging to the applicant is vacant and has a floorspace of 154 sqm (see sworders.com/properties/unit-5b-office-to-rent-church-end-farm/). Office 13a belonging to the applicant is vacant and has a floorspace of 117 sqm (see

