

BUCKLAND PARISH COUNCIL

18th May 2018

Dear Helyn,

Thank you again for your help in this matter.

Further to our conversation yesterday, the following sets out what we consider to be important elements of any conditions that might be applied to the granting of planning permission.

The issue is simply that the case officer's report and the manner in which the conditions have been set out, are either ambiguous or not written in a robust enough form to be enforced; accordingly, as with all poorly written rules, they would be open to misinterpretation.

Whilst I can admit to some modest expertise with regard to planning, the wording of the suggested conditions do need to be considered and either scrutinised by the county's legal team, or wording adopted that is considered to be standard and tested.

From the Parish Council's perspective, we believe we have distilled the comments and concerns of the community as follows:

Hours of operation

The report seems to refer to a number of different timings which are served to confuse and will be almost impossible to enforce. The intention of limiting hours is to avoid noisy and disruptive activities in the evening. In practice, whilst small organised events for 'birdwatchers', for example, are unlikely to have any material impact, such organised groups do not need to use the café facility etc. Accordingly, we would suggest that the restrictive condition is simplified as follows:

The hours of operation for the facilities are strictly limited between 08.00hrs and 18.00hrs

All activity on the site should cease by 22.00hrs

Lighting

One reason for limiting the operational hours is to avoid light pollution, and whilst we accept there is a good argument for PIR security lights, infrared versions are available and could be used without having any light impact.

No external lighting shall be erected on the buildings with the exception of infrared (pir switched) security lighting to minimise any light pollution

Nigel Husband, Chairman

Dove Tree Cottage, Rectory Lane, Buckland, Betchworth, Surrey. RH3 7BH
Telephone: 01737 842310

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Music/noise

This was the most emotive issue in the various meetings held to discuss future use; accordingly, a robust and clear condition is needed to manage this issue, and referring to the Parish Council letter of 15th March 2018, we would seek the following;

No use of amplified music or speech, whether live or recorded, in the open air, in a marquee or in any other temporary structure erected to support events or activities.

Live or recorded amplified music or speech to be limited to within the café facility between the operational hours of 08:00hrs to 18:00 hrs.

To restrict water based recreational activity to non-motorised craft with a specific exemption to allow the use of safety craft within the lagoon area subject to a requirement for the safety craft to be propelled by a battery powered (silent) outboard and fitted with a propeller guard;

No fireworks are to be allowed.

Management

The withdrawal of the parish council's objection based on community consultation was on the principal that activities on the site would be controlled. As such it was on the basis that the PD development rights in regard to activities on the site be withdrawn, as follows

With the support and assistance of Mole Valley District Council ("MVDC") to make a direction under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 to withdraw the rights set out in part four class B 'temporary use of land'.

As enforcement of any conditions will, in time, rely upon officers at MVDC, we would urge you to ensure they are consulted as to workable wording. MVDC officers have already expressed their concern to the Parish Council that the current wording suggested for the conditions will not be workable in their present form e.g. the hours referred to in the noise conditions do not correspond to the proposed hours of operation.

I hope this helps to clarify our concerns and I would be happy for you to use the above as part of your letter to Chairman of the Planning and Regulatory Committee as discussed.

Needless to say, if you have any queries or wish to discuss the above, please do not hesitate to give me a call,

Kindest regards



Nigel Husband, Chairman

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