



I object to this proposal to convert an 'existing Storage Shed into standalone dwelling for short stay use with associated internal and external works' This shed is a tiny dilapidated stone built barn building, which externally appears far too small to be developed into habitable accommodation without future extension. Any development will significantly alter the nature of this rural spot.

The barn sits in a field with no current utility services, (water, electric, gas). Although not explained in the application how these services are to be provided, such introduction to the area could act as a pre-emptive gateway to further development of the site and surrounds.

The application claims that foul sewage is not to be connected to the existing drainage system (I do not believe there is such in the vicinity), nor is a cess pit to be provided. No explanation is given as to how such waste is to be disposed of.

The site has exceptionally poor access down an unmade, very narrow, muddy, regularly flooded, unlit country track, currently only used a handful of times a year by farm vehicles. The track is heavily used by locals for dog walking and is too narrow to allow a vehicle to pass a pedestrian. Although the application does not claim the introduction of any parking spaces, the anticipated use as short stay holiday let accommodation would undoubtedly require access by car. This would demand a significant increase in the usage of this inappropriate lane, both by tenants and for regular servicing. No note is made of any current plans to improve this essential access, which if subsequently permitted could be pre-emptive of future development of the site.

Given the miniscule size, difficult access and location of this proposed development, I very much doubt that the building will be economically viable for its proposed use, leading to future requests to further develop the building and site to improve viability. (Neither does the area appear particularly popular for holiday lets - the adjacent campsite appears to have had a dwindling number of visitors in recent years.)

The site lies within a working farm, and legislation associated with change from agricultural use to residential/commercial use appears complex. I urge the planning committee to fully investigate these legislative requirements. A cursory inspection suggests that one of the criteria is that the building must have been used in the recent past for agricultural purposes. Over the past 10 years of walking past this dilapidated building I have seen no evidence of the building being used, contrary to statements made on the formal planning application.

Given the relative isolation of the proposed development, I do not anticipate that many locals will be aware of this proposal, and therefore urge the planning committee to add appropriate weight to any objections which are received.