
Fwd: planning DPMA/2025/0464 Holmleigh Forties Lane Smisby

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Subject: planning DPMA/2025/0464 Holmleigh Forties Lane Smisby

Dear Steffan

Smisby Parish Council have looked at the drawings for the renewed planning application for this plot having received representations from numerous residents about it. Our views (and those of the parishioners) are summarised below.

In essence we object to this proposal, for the following reasons.

1 The site has a history of planning applications; initially outline approval was granted for a single dwelling and then an application for a very much larger property (which was withdrawn in the face of adverse comment). The planning which was eventually agreed was for a smaller building in keeping with the original approval, set back from the road, and such that the building did not dominate the skyline. The planning ostensibly sought to demolish and rebuild certain agricultural buildings.

2 The building has in fact already been constructed but in the incorrect location and not in accordance with the drawings, and the agricultural buildings which had been scheduled for demolition remain standing, apparently on the basis that the land transfer arrangements have been altered such that the original footprint has not in fact been sold as expected. The application is thus a retrospective application for a deliberate and conscious breach of the planning hitherto granted, and coincidentally falls at the same time as representations were made by parishioners to the planning enforcement officer.

3. It appears that the building has been deliberately constructed in a different location to that consented and whilst there is an ongoing adjustment to the land ownership. This leaves the position unclear regarding the sheds which were to be demolished in order to build the property. Leaving the sheds standing offers the potential for further development to take place which was never intended.
4. It seems unconventional that building should have gone ahead in clear contravention of the approved location, and bearing in mind the history of applications, without the owners having taken account of land ownership issues and having made an application before commencing work. If they did not own the land then it has been a risky decision to build regardless.
5. The presence of such a large building so close to the road and filling the skyline is inappropriate. This is precisely one of the original comments made by the Parish Council and on which grounds that application was withdrawn. That objection still stands.
6. The application form is disingenuous. It states that the building has not been completed when in fact the structure and roof have already been constructed - in the incorrect location and contrary to the existing planning approval. It may not have been finished - and indeed work seems to have come to a standstill - but in all practical respects this very large building is already standing.
7. As a matter of detail it appears that further window/s have been introduced which overlook neighbouring properties and which are objected to.
8. Forties Lane is an ancient salt road and a feature of particular interest which the Parish Council have for some time encouraged to be included within the scope of the Conservation Area or otherwise protected - further representations about this are shortly to be submitted at any event as part of the Local Plan Part 2. These are ongoing concerns and not connected with this planning application but the current issue perhaps serves to underline the importance of the topic to the local community.

Please note that we meet only every other month, and our (part-time) Clerk is presently on leave; the timing of this application has required us to respond over the festive period by this informal method. The topic will be discussed in public at our next meeting on January 20. If you are able to extend the deadline for comments we may have additional remarks to offer.

We are aware that Jacky Scott of planning enforcement is already aware of this issue and would be grateful if you will ensure she receives a copy of our comments

Thank you

Michael Cuming

Chair, Smisby Parish Council