

Proposed Tree House Planning Application

Mr and Mrs Kite are against the development of yet another house on Batchelors Lane as the area and access gravel byway are totally unsuitable for further development. We set out our argument below, concluding with the anomalies noted in the submission.

Batchelors Lane is an unadopted single-track gravelled byway and a public footpath accessing further walks in the area and Horton Tower. The byway has a 10mph speed limit to protect the gravel surface from erosion by vehicle tyres and as a protection for the numerous horse riders and pedestrians that use it. After 100 yards or so it becomes a private gated road with restricted access to authorised vehicles only.

The surface was good requiring minimal maintenance until 4 years ago when building work was done on Anchor Paddock and the White Barn converted to a house. During this, heavy lorries used the lane with weights greater than that which a gravel substructure can sustain as well as a significant increase in vehicular traffic. Whilst this building work has ceased there remains a significant increase in traffic to and from these two residences especially delivery vans who disregard the speed limit. The gravel surface in places has deteriorated significantly despite our regular maintenance of the unadopted section, refilling the potholes with hardcore at our cost. The developer is the same person, who has yet to repair the lane as was promised.

The common entrance to Anchor Paddock, White Barn and The Tree House is in a dip in the private section of the lane after two blind corners and a steep hill. This section is very eroded and in the hollow water collects further damaging the road surface on the byway and to the grass verges by vehicles being driven onto the grass in order to pass an oncoming vehicle rather than using one of the gateways.

The situation is made worse by the fact that rather than take their refuse and recycling to the end of the Lane by the adopted road like others in the private section of the road, the site occupants hire a large 26 tonne gross three axle refuse collection vehicle to empty their communal "dumpster style" bin. A vehicle too big for the lane and the access to the site. This situation can only be exacerbated by the addition of another dwelling house on this site, adding to the risk of both pedestrians and horse riders using the lane as already stated above.

Further, we are concerned that a number of other developments in the area by the same individual have exceeded that which was allowed, what guarantees will we have that history will not repeat itself?

Finally, it seems very odd that the person asking for this permission lives at White Barn which is listed as a consultee. They also own Anchor Paddock which is rented out and is also listed as a consultee. There seems to be a conflict of interest here as surely the owner of the property cannot also act as a consultee to their application?

Kite P & P, The Dell, Batchelors Lane, Holt Wood, Wimborne Bh21 7DS