


Heron Lodge

Denamere Lane Farndon Hay
Cheshire CH3 6QW England

PJJ 18
(a)

F A O M/s Laura Smith
Planning Department
Chester City Council
The Forum
Chester CH1 2HS

Your ref 01/00616/FUL

Date 21st September 2001

Dear M/s Smith

Further to receipt of your letter of the 16th August last; thank you for extending to me the courtesy of a meeting regarding the issues it referred to.

At that meeting on the 10th of September last I raised various queries with you past my response to the conditions issued with the planning permission, which I recount here :-

Planning legislation does not specify that permission is required for reprofiling and landscaping under 2 metres, your response was to state that it was up to the officer to exercise their discretion. You have stated that you consider in my particular case it is an engineering operation, with also implications as a result of my property location in the River Dee Flood Plain; therefore it will require planning permission.

I am not prepared to accept that spurious ruling, following what I consider is a condition which was already part of the planning application in "lifting the property above the flood level". If you are maintaining as you stated at our meeting that it was not your understanding as you thought it applied to the cottage, how is it that the document which has until last Monday remained in your files from the E A (which should have been forwarded to me) acknowledges the "infill" and asks for certain details to be forwarded for their records? There was no misunderstanding. In fact I have already satisfied your Mr Les Smith's advice in the late Summer last year in this regard. Additionally in March last year I obtained the permission of the E A

I do not have any need to install an access ramp to the door level, as this will be a natural aspect of the reprofiling and landscaping of the ground.

I have "tanked" the space under the cottage to create a void aimed at avoiding infestation, water ingress and premise structural deterioration, additionally this will allow access for maintenance of plumbing, underfloor heating and electrics.

As I have remarked to you the manufacturers of the sewage treatment plant have changed their spec to a single chamber unit structured in fibreglass as opposed to the earlier design of twin tanks in concrete. It will certainly be easier to install and maintain, as it doesn't feature any internal moving parts. As soon as I have an illustration I will forward one for your records.

Your reasoning and remarks about my land being agricultural ground, is wholly unacceptable by inference none of us owns anything but agricultural ground. Please amend your records per my report to the Chester authority following the planning contravention notice last August that all the land within my ownership /curtilage is domestic and mostly garden in function.

(2)

recall we spent some time discussing the different views of the status of my home, and you seemed to infer that because I had only lived here since last year your authorities attitude and stance was in someway the correct one; all of which I find distasteful. I repeat my statement to you that you have no basis in planning law to support your stance. As an authority you should be above and ought to resist the totally surreptitious political influence which has permeated your authority, you are being used by a very despicable Farndon Clique which has only one master and is following his very selfish agenda.

I have enclosed a copy of my letter to Mark Pugh in response to his dated 23rd August last which I believe you have a copy of.

I am additionally disturbed to learn that my latest planning application has been objected to by Dave Cowell on the basis that Geof Bartley the architect has entered the drawing on reprofiled levels, which is the correct position per my planning consent. Further and following a discussion with you, you have also declined to accept because I have not obtained permission to lift my property. I ask that you review both of your stances in the light of this communication and its enclosure, and allow my application to go forward.

Yours sincerely



Peter J Johnson

Copied to Geof Bartley