

# SALEHURST & ROBERTSBRIDGE PARISH COUNCIL

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Service Manager, Strategy and Planning  
Rother District Council  
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23<sup>rd</sup> August 2016

Dear Sirs

## **RR/2016/1723/L – Conversion of Barn, Grove Farm, Robertsbridge**

This application, which runs in concert with RR/2016/1722/P, was also considered by the Parish Council Planning Committee on 4<sup>th</sup> August.

The Parish Council (PC) objects to this application for the following reasons:

- 1 Its main concern regarding the conversion to a live-work unit is about para 4.41 of the Live Work Statement. It is simply not acceptable to try only for three months to sell the conversion as a live-work unit and then be free to revert to selling it as a market housing unit, at considerably increased value. It is doubted whether a two bedroom live-work unit is particularly attractive.
- 2 It is considered that the Heritage Statement has generally weakened from its previous iteration. It appears to belittle the architectural context of the village, a course of action which it clearly did not think appropriate at the time of the first withdrawn application.
- 3 The observations of Historic England in their letter of 7 October 2015 in relation to the previous application are relevant for this application. They refer to the impact of the proposals for 35 houses, similar to the current proposals for 34 houses, that the fields to the south and east contribute to the significance of the listed assets.

Historic England's comments on p3 of their list still remain valid and the new proposals increase the proximity of built form around the barn. Also Historic England refer to the lack of any consideration of the barn's possible continued use for agricultural purposes.

- 4 In terms of the viability of any conversion to alternative use of the listed barn by the applicants, NPPF says in para 130 that 'where there is evidence of deliberate neglect ... to a heritage asset, the deteriorated state ... should not be taken into account in any decision'. Figure 28 p16 shows evidence of such neglect as does para 3.4, Site Contents, Historic Barn, Exterior where at the end of the first paragraph it refers to 'weatherboarding on the southern section which contains sizeable holes'.

In the light of the above comments, and those already posted by others, we would urge you to reject this application.

Yours faithfully

A handwritten signature in cursive script that reads "Angie Goodwin" followed by a horizontal dash.

Angie Goodwin (Mrs)  
Assistant Clerk to the Council