

Rebuttal of Objections Made by Richard Greenwood of Benchmark Planning Ltd (from Applicants)

1. With regards to landscaping nothing has altered since the approved application, which was implemented as approved at the time, if anything was wrong at the time Benchmark should have highlighted the issue. As far as we are aware we own the land that the hedging is on and the fence and hedging both follow the same line that it did when we first purchased the land.
2. Firstly, we believe Benchmark may yet again have made another error reference the height of buildings as we believe C&G tarmac eaves height is definitely nowhere near 143m and the ridge is also definitely not exceeding 144m. [REDACTED] for him to get such get such a simple measurement so drastically wrong in his letter of objection, clarifies the simple error on the original application regarding the ridge height and roof pitch of our building.
3. The eaves height is 100mm (4 inches) different to the application which is due to the floor screed during construction, the doorway is as was always required and the only reason there is a problem with the overall height is due to the plans [REDACTED] being unworkable. The building was constructed with a 12.5-degree pitch as per plans, obviously Richard put a 7 instead of an 8 on the plans which has led us to be in this predicament now.
4. [REDACTED]
[REDACTED]
5. Obviously, we are not planning experts and are just normal people trying to make a living, but we have used Brimble Lea on many occasions over the last 30 years and have found them professional and trust that they know how to deal with an application. In our experience they have not made any basic errors.
6. We are sure that if the council require anything regarding a section 106, they are quite capable of liaising with our planning agent.
7. The ridge height alters absolutely nothing regarding used oil (which is disposed of by a licenced firm) and any trade waste etc.
8. The only reason we have had to reapply as stated by Richard for a different ridge height, is because the only measurements (the ridge height and degrees) left to Benchmark planning to calculate and submit were wrong.

Best regards,

Charlie Boyes (Applicant)