

From: Robert Dean [REDACTED]
Sent: Wednesday, September 13, 2023 7:31 PM
To: Planning <Planning@lakedistrict.gov.uk>
Subject: Planning Application 7/2023/4068 - Land adjacent to Greenthwaite, Ennerdale Bridge

Dear Sirs,

As the owner of the plot in the Application I thought I should respond to some of the issues raised by the Parish Council and others, especially the erroneous claim that the plot was not a garden. We purchased the site in 2011 and lived in the adjoining house, Greenthwaite, until 2018 when work took us to London.

Footpath

The Coast to Coast footpath runs behind a hedge on the opposite side of the road from the site. There was no viewpoint along the path and the hedge was above head height in all the time we lived there.

Conversely, there is an established viewpoint set up on the footpath alongside the road from Cold Fell, which is much higher up and provides excellent views up Ennerdale valley for the Coast to Coast walkers before they reach Ennerdale Bridge.

Screening

The site is screened from the west by hedgerows and a band of trees and would not be visible from either Longmoor Head or the Old Vicarage, which are both some distance away. The small bit of hedgerow removed to access the site would be offset by new hedging to fill in the gated entrance to the north western corner of the site. There are no significant trees on the site that would have to be removed.

Garden

Please see the accompanying photographs of the garden.

Much of the site is not visible from the road as it is screened by hedgerows and slopes away towards Roland Beck 100m to the rear of the plot. The only area visible is through the gate in the north western corner of the site.

When we acquired the site it was part of the Greenthwaite garden, it had mown tracks and contained a greenhouse, nursery beds for plants and young trees with beds of azalea, rhododendrons and roses. It also contained a crocosmia bed, a wood shed, washing lines and was also part of an orchard with apple trees, pear trees and raspberry canes.

Most of what was visible from the road (through the gate) were seventeen large poplar trees (c 100ft high) and beds for young willow trees. These larger trees obscured any view down the valley and had to be felled as they posed a danger to Greenthwaite house and the garden was then reconfigured to take up the space released. Stone paths, a new greenhouse, a garden shed and a woodshed were installed. Several raised beds containing, blackcurrants, gooseberries, blueberries and raspberries were introduced as well as a rockery, a herb bed and a rhubarb bed. Ornamental trees (cherry, acer and willow) were planted and a nursery bed of hornbeam was also planted.

These were in place for four years until we cleared the site in readiness for the original planning application. The trees were relocated to the land to the west of the site, our personal woodland, in which we had already planted 300 saplings acquired locally (and registered with the Woodland Trust). The rhododendrons and azaleas went into the bed to the front of Greenthwaite, the roses to the bed by the garage and the fruit bushes all into new raised beds in Greenthwaite's garden. The hornbeam formed part of a new hedge between Greenthwaite and the site.

So the site may now have returned to nature as it has only been mown in the intervening period, but there is plenty of habitat for wildlife in our 2 acre woodland and meadow adjoining the site.

Drainage

The site is not boggy, new land drains were installed after the poplars were removed and there is a soakaway located at the front of the site. Greenthwaite is on the same level as the proposed development, the water collection that occurs around its garage is because this has been dug in below ground level. There are drains in place, I can only suggest that these need maintenance if flooding occurs in this one spot.

Light

The development will not take significant light from Greenthwaite, the picture submitted shows the view through an opaque utility room door behind some trees at sunset. Also, the proposed development is no nearer to Greenthwaite as Greenthwaite is to Burn Rigg on the opposite side.

I am happy to give further details on any of the points raised, if required.

Yours faithfully,
Bob Dean

<Greenthwaite Garden #1.jpg>
<Greenthwaite Garden #2.jpg>
<Greenthwaite Garden #3.jpg>
<Greenthwaite Garden raised beds.jpg>
<Greenthwaite Garden rosebed.jpg>
<Greenthwaite Greenhouse.JPG>
<Greenthwaite Rockery.JPG>

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