

Mr & Mrs S. Green

20 October 2023

Our Ref SSG/SP/2023-10.01

Mr & Mrs S. Parkin

Branton Court
Shaw Lane
Farnham
HG5 9JD

Dear Mr and Mrs Parkin,

Planning Application Reference ZC23/02895/FUL **Land adjoining Manor cottage, Shaw Lane, Farnham, HG5 9JE**

I write in relation to an objection submitted by Squire Patton Boggs on your behalf to our above referenced planning application for the erection of a self-build dwelling (for the permanent occupation of my wife, Maya and I and our young family) landscaping and associated works.

Prior to writing to you now directly, you may be aware that I have tried by other means to reach out to you regarding this matter, including via a mutual contact, Mr Gary Douglas and also via Sir Roger Marsh at Squire Patton Boggs, to whom I sent an email on Thursday, 12 October 2023. Whilst I received a read receipt for this email, I have not received any written response, but enclose a copy of it in any event for your information.

You may be aware that our planning application was refused by the Case Officer via delegated powers on Monday, 16 October. However, I have been in the process of contacting all objectors to our planning application and continue to feel a need to do so, despite the refusal (and as we progress to a Planning Appeal) in order to address matters of concern to us.

Firstly, may I say that my wife and I both appreciate (and value!) that we live in a democracy and that we appreciate it is the right of anyone living in the village and consulted on our planning application to make representations for or against accordingly. However, we are very much people of fairness and principle and where several objections, including your own, have been submitted which appear coordinated and each contain incorrect information and untruths about us, feel it is only right and fair that we respond accordingly.

Secondly, whilst I may be wrong in saying so, I suspect, knowing how busy you must be as a successful businessman with various interests and no doubt frankly, bigger fish to fry, that you probably have not even given much attention to (or maybe even read) the objection submitted on your behalf to our planning application by Squire Patton Boggs and moreover, that this objection (whilst I have no proof other than a gut feeling) has likely been prepared and submitted by your representatives following an appeal from an individual or individuals in the village opposed to our planning application – perhaps, such as Mr Simon Theakston of Field House, 1 Manor Court (the owner of the home adjacent to the site of our proposed dwelling) or Mr Michael Taylor of Farnham Hall, who we are aware acts on planning matters on behalf of the Farnham Parish Meeting (whom have also submitted an objection to our application) a gentleman, I am advised, who regards himself as being rather familiar with you and has spoken with at least one other resident in the village of how he has flown on your helicopter to Scotland. This is none of my business and frankly, I am not

interested. I am simply concerned that you may have unfortunately been misled by others with desires to see our planning application refused, I can only imagine, because they don't like our proposal, change in the village or perhaps just (particularly in the case of Mr Theakston) as a result of plain old Nimbyism.

The objection on your behalf also very closely follows the themes of an objection submitted by professional planning consultants, ELG of Harrogate, instructed on behalf of Mr Theakston which was the first objection received in relation to our planning application (many days before your own) including aspects of our proposal which could never have any impact or bearing on you or your property, which is situated approximately a quarter of a mile away from our application site - such as its purported (but unevidenced) overbearing nature and overlooking on adjoining properties and the presence of two minor En-suite bathroom windows in our gable end adjoining 1 Manor Court; Mr Theakston's property which adjoins the site of our proposed dwelling. Indeed, you could never see these gable end windows from your own home or even when driving to and from your property via Shaw Lane!

I must say that whatever is thought or has been said to you about us by others in the village, we are people of honesty and integrity and we are sincerely seeking permission for a single high-quality self-build home on our land, which will be our first owned home and which I intend to be a forever home for my wife and I and our young family.

With regard to the objection submitted on your behalf, it is stated in section 9.1 that "*the applicants are directors of Yorkshire Land Limited*". However, this is blatantly untrue as a search of Companies House will show that my wife (Maya Green) and I (Mr Samuel Green) have never been either Directors or shareholders or the said company.

What is true is that the said company is owned by my parents and alongside other business interests of my own, I currently work with them. However, I have never made any secret of this fact, nor should it matter. My wife and I are simply seeking permission from our home with the kind help and financial assistance of my parents who, whilst not as successful as yourselves, have still done very well for themselves through hard work and determination over a period of forty years in business and now wish to assist their four children to obtain building plots to each build our own homes, which as an aside, will allow us to build equity in the properties immediately and put us in front financially, rather than buying homes for sale on the open market which are either overvalued or sold at 100% of their value, where we would be very unlikely to have any equity. Something, I'm sure you will agree as an astute businessman that makes sound financial sense.

So far as I am aware there are no rules preventing parents who own development businesses from helping their children to obtain their own home! And as far as the company is concerned, the Directors (my parents) themselves have bigger fish to fry than re-developing a cottage in Farnham.

Please put yourselves in our shoes and ask yourselves how you would feel if such mischievous statements and untruths were being spread about you when you were simply trying to follow due process to obtain planning permission for your own first owned home.

Moreover, I understand that you are parents yourselves and would also ask you to put yourselves in our position and reflect on how you would feel if your children faced false

accusations about themselves and their relationship to a company owned by you (their parents) when you were simply trying to help them to get on the property ladder?

This behaviour towards us is unjust and entirely unwarranted.

Whether or not it is the case that you genuinely feel the need to object to our planning permission, which as I accept, is entirely your right to do so, clearly your objection does still contain factually incorrect statements about us as applicants and we respectfully ask, as a matter of fairness, that you please withdraw those statements and that you will refrain from making any such untrue statements in future.

I do hope that you will not take the attitude that I am an arrogant upstart in writing this letter to you as I consider myself a very amiable, grounded, balanced and fair young man and I am just simply seeking to defend my livelihood and that of my young family and our opportunity of obtaining permission to build our first owned home - just as you have perhaps had to fight for your livelihood at times, particularly at the beginning of your career or throughout your life to achieve the success you have for yourself and your family; which despite having never met you, is something I greatly admire and aspire to achieve myself.

We are very much people of the mindset of live and let live. We have heard others in the village at times complaining about your helicopter flying in and out of your property and saying that they consider it to be a nuisance, but I say good luck to you. Likewise, at the end of the day, as far as we and our proposal are concerned - we are not looking to build a nuclear power station on our land, but a single high-quality self-build dwelling, which has been carefully designed to meet our needs as a growing family, whilst being of a design which respects the local vernacular and will assimilate into the conservation area. In all reality, just what is the problem with this?

I do hope you will understand our position and won't ignore our reasoned approach. We simply want and deserve fairness from all objectors and residents of the village, rather than to have blatant untruths spread about us and our proposal and once again for clarity, I am not accusing you of intentionally spreading these untruths about us, but simply believe that you have been misled in submitting your objection containing such untruths by others in the village who have appealed to you and provided you with incorrect information. Nonetheless, I trust you will agree with me that it is only now right for the record to be set straight.

Should you wish to speak about any aspects of this matter further directly with me, I would be happy to speak over the phone and/or meet at your discretion and I can be contacted on my mobile number - 07748 793 487.

Kind regards

Yours sincerely

Sam Green
Mr & Mrs S. Green

From: [Samuel Green](#)
To: ["roger.marsh@squirepb.com"](mailto:roger.marsh@squirepb.com); [Marsh, Roger](#)
Bcc: ["Nick Brown"](#)
Subject: Mr Sam Green - Planning Application Reference ZC23/02895/FUL - Manor Cottage, Shaw Lane, Farnham, Knaresborough, North Yorkshire
Date: 12 October 2023 11:36:00
Attachments: [SPB Objection on behalf of Mr and Mrs Parkin.pdf](#)
[ELG Planning Co. E-letter 27.09.2023.pdf](#)
[Ms. Emma Howson E-letter 27.09.2023.pdf](#)

Dear Sir Roger,

Planning Application Reference ZC23/02895/FUL
Erection of self-build dwelling, landscaping and associated works
Manor Cottage, Shaw Lane, Farnham, Knaresborough, North Yorkshire, HG5
9JE

We have never met or spoken previously, but coincidentally, your name and the fact that you are working with Squire Patton Boggs, was mentioned to me recently in relation to an entirely unconnected matter by my friend and colleague Cllr Nick Brown, who I understand you are also familiar with.

I am contacting you in my personal capacity in relation to a planning application which my wife, Maya and I have submitted for the erection of a single high-quality self-build home in the village of Farnham, which if approved, will be our first owned home and somewhere we intend to be our forever home for our young family, which we hope to grow, giving our baby son some siblings! So I hope you will appreciate that this is very much a matter that is deeply important to us.

Unfortunately, we have discovered that an objection has been submitted by Squire Patton Boggs on behalf of the firms clients, Mr and Mrs Parkin, who live at Branton Court in the village, approximately 0.20 miles to the north from the location of our application site along Shaw Lane. A copy is attached for reference.

Whilst we fully appreciate (and value!) that we live in a democracy and it is Mr and Mrs Parkin's right to object to any planning application, what we are particularly saddened and concerned about is that fact that the objection states untruthfully at section 9.1 that "*the Applicants are Directors of Yorkshire Land Limited*" as this is categorically incorrect. The application has been submitted by me (Mr Samuel Green) and my wife (Mrs Maya Green) and a simple search of companies house confirms that neither my wife or I are Directors of Yorkshire Land Limited.

This is a matter which was first raised in another objection on behalf of the owners of the property (1 Manor Court) immediately adjoining our application site and which has already been addressed directly with them and the Case Officer of our planning application by our solicitor. Therefore, a copy of our Solicitors letters, as sent to both parties, confirming that I am not a Director of Yorkshire Land Limited and that the application site is and always has been in my ownership, is attached for information.

In addition, the objection prepared and submitted by Squire Patton Boggs also states at section 8.4 that:

"...when occupied, the dwelling will enable the Applicant to see directly into the properties to the south, given that gable-end windows are to be installed on the side elevations."

This is again categorically untrue. Just a cursory review of our submitted plans shows that the only windows in the gable end are two minor En-suite bathroom windows, which will be required to be fitted with obscured glazing in accordance with planning regulations. I am highly surprised, given the reputation of Squire Patton Boggs, that this is something whoever has written the objection on behalf of Mr and Mrs Parkin was not already aware of.

We are most saddened that we have never met Mr and Mrs Parkin, but nonetheless look up to them greatly for the success they have achieved coming from a working class background and also the beautiful job they have made of developing their own property and the adjoining stud in the village. However, we believe they must have been encouraged (or perhaps even directly asked) to submit an objection to our planning application, as disappointingly it includes matters which could never affect them (I.e. the Gable End Windows of our proposed dwelling facing our neighbours property at 1 Manor Court) as Mr and Mrs Parkin could never see them from their property at Branton Court or even while travelling to and from their property along Shaw Lane. This is what leads us to think the Objection has been encouraged, together with the fact that the objection largely reflects and repeats the objections made on behalf of the neighbours directly effected by our site, Mr and Mrs Theakston of 1 Manor Court, who instructed ELG to object on their behalf and were the first to object to our planning application. I am aware Mr Theakston is very well connected, having served for 18 years as a member of Harrogate District Council and currently as a Deputy Lieutenant of North Yorkshire and am again saddened as I simply want fairness.

I am unsure whether you are familiar with Mr and Mrs Parkin, but given the above and the great importance of this application to us personally, I thought I should at least take the opportunity to try and reach out in the hope that Mr and Mrs Parkin may wish to withdraw their objection following this reasoned correspondence from me, as a gesture of goodwill towards me and my young family, who are genuinely looking to get on the property ladder through building this forever family home with the help of my parents (who it is no secret, do own Yorkshire Land Limited) or failing this, to respectfully ask at the very least that the categoric untruths made in the objection on behalf of Mr and Mrs Parkin are please corrected.

I understand how busy a successful businessman like Mr Parkin will be and am not even sure he will have had the time to read the objection submitted on his behalf. If this is the case, I can't speak for Mr and Mrs Parkin, but I know if I had the same standing as a successful high-profile businessman, that I would be embarrassed both personally and on a reputational basis to know an objection submitted in my name contained such errors and untruths about someone else and their planning application.

I have sent this in good faith and I do very much hope you can assist me in some way with this matter.

Kind regards

Yours sincerely

Sam Green

Mr and Mrs S. Green