

Mr & Mrs S. Green

Our Ref SSG/EH/2023-09.01

25 September 2023

Ms Emma Howson MRTPI
Senior Development Management Officer
North Yorkshire Council (Harrogate Office)
PO Box 787
HARROGATE
HG1 9RW

Sent by email to
emma.howson@northyorks.gov.uk

Dear Ms Howson,

Response to letter of objection submitted on behalf of Mr & Mrs Theakston
Planning Application Reference ZC23/02895/FUL

My wife, Maya and I are very disappointed that our Neighbours, Mr & Mrs Theakston, have seen it necessary to submit such a heavy handed and authoritarian objection to the planning application we have submitted, when we are simply seeking to follow due process to obtain the permission required to build our first owned home to meet our needs as a young family in the village.

Maya and I, as you will be able to note from Council records, have both been registered on the Council's self-build register for some time and are disheartened at the aspersions made on behalf of Mr and Mrs Theakston, not least with regard to our financial situation/abilities and also the sincerity of our intentions. Quite simply we could not afford to purchase an existing property of the type suggested in the letter of objection submitted on behalf of Mr and Mrs Theakston.

My two older brothers are both qualified tradesmen and they have committed to help me construct our home if our application is approved. The majority of the labour from excavating foundations to building and roofing the property, including internal works, will be undertaken by my brothers and I, which will allow us to construct our home within our budget on the basis, as the planning application statement makes clear, that this is a self-build.

Whilst this will be the first home Maya and I will own, we also intend it to be our forever home where we will be secure to grow our family - god willing allowing us to provide our only son with siblings of his own - while also, importantly to us, becoming a part of the community in Farnham in the process. To this end, we have already received much verbal support from a number of other residents for our proposals and aspirations to make our home here as a young family.

Regrettably, it appears to us that an all too common occurrence in our modern times (and especially in affluent areas such as Farnham) of a vocal minority of financially secure, mature homeowners attempting to prevent new housebuilding from taking place and thereby blocking others from the opportunity of achieving their own home and becoming part of the very same community is now playing out in relation to our planning application.

What is bewildering in this case however is that we have been advised that Mr and Mrs Theakston themselves only purchased their property in 2018 and are living on one of the most

recent residential developments to have taken place in this part of the village – which too is situated within the Farnham conservation area. Therefore, we cannot help but wonder how many residents of the village objected to the construction of the property at 1 Manor Court, (which is now the home of Mr and Mrs Theakston) at the time that development was proposed on similar grounds now alleged by Mr and Mrs Theakston against our own proposal!

Not forgetting of course that Manor Court is a development of several very large executive properties (indeed we are advised that 1 Manor Court extends to 4036 Sqft.) rather than just a one off self-build home for a young family in need, as per our proposal.

I know from my time as an elected member on Harrogate District Council the deeply worrying difficulty of so many young and first time buyers (much like my wife and I) to purchase their own home in the rural villages across the Harrogate District, due to both price and availability, and the effect this then has in turn on the long term sustainability and viability of village services and facilities.

As a case in point, in Farnham itself the local Parish 'Link' magazine (see copy enclosed) has been advertising for several months now, seemingly to no avail, for volunteers from the parish to take up various much needed roles at the St Oswald's church - is this any wonder when the average age of the population is, respectfully "very senior" and there are few new faces in the villages due to a lack of suitable homes for sale and the general difficulty of the younger generation to afford homes here or, dare I say it, to obtain planning permission to build their own due to fervent opposition from, again, those vocal few that are happy to move to the village to live in the homes which were, very often, the last to be developed, but then act to effectively pull up the drawbridge to prevent others from enjoying the same opportunity.

We understand that there is also an acute shortage of self-build plots across the Harrogate District with a great number of people having been on the Council's self-build register for a considerable time.

For these reasons, the objection made on behalf of Mr and Mrs Theakston seems to us rooted not in genuine concern to aspects of our proposals, but on NIMBYISM and has taken what we would term as the nuclear approach, of what appears to be attempting to prevent us from gaining planning permission for the development of our home at any means and at any cost. Indeed, we have utilised the services of specialist consultants as we are required to satisfy a number of criteria requiring specialist technical input to ensure validation of our planning application. However, we would've thought Mr and Mrs Theakston capable of writing directly with any concerns, without the need to go to the expense of employing their own consultants to object on their behalf.

Rather perversely however, on the one hand Mr and Mrs Theakston appear happy to have their consultant lay down what they claim to be the letter of the law with regard to our proposals in relation to planning policy, whilst on the other, it has come to our attention that they appear to have wilfully carried out (or have authorised others on their instruction as owners of the property) several works **in contravention of planning policy and without planning permission** 1) to extend the curtilage of their property on to adjoining open land/countryside outside of the defined village envelope 2) to reengineer the said open land with heavy plant machinery to form an extended garden area and 3) to remove an established tree within a conservation area on the boundary with our land which in fact, had it remained in situ, provided substantially more natural screening and privacy to the rear garden of 1 Manor Court than is now the case, irrelevant of our proposal.

I am informed that Mr Theakston is a former long serving Harrogate District Councillor and

a serving Deputy Lieutenant of North Yorkshire, who some may believe should be aware of the need to ensure that due process and protocol is followed. On this basis, if it were to be established that any unlawful actions have been perpetrated with regard to activities at his own property in terms of non-compliance with planning law, this would be all the more concerning to us and genuinely lead us to worry what other behaviour may be pursued, particularly, any potential for undue influence on the fair consideration and determination of our planning application.

I am advised by both our architect and planning consultants that our proposals meet all planning requirements in respect of separation distances in relation to primary windows and amenity. However, I beg to ask the question (to reiterate my point above) as to why, if Mr and Mrs Theakston are genuinely so concerned about privacy issues, an established tree on the boundary of our land with the rear of 1 Manor Court (which is clearly visible on one of the photographs of the rear garden included in the enclosed sales brochure dated from the time of Mr and Mrs Theakston's purchase of their property during 2018) has been removed. Again, this established tree, on the basis of its very presence, would've provided more natural screening and privacy to the rear garden of 1 Manor Court than is now the case, irrelevant of our proposal.

To the contrary, we have followed planning guidelines at every turn and have appointed all necessary consultants, including in respect of Architecture and Heritage, who are each highly qualified in their subject matter and familiar with this village, acting at all times with the upmost professionalism.

For the record, I offered Mr Theakston the opportunity of an informal meeting either at our property or his own long before our planning application was validated, so that we could enlighten him about our proposals and allow him to raise any questions and or concerns with us privately. This offer was only taken up by Mr Theakston after encouragement in a text message (copy enclosed) from ourselves on the premise that it would be unfair for him to form any opinion without first knowing the details our proposals. Suffice to say, since which time we have not heard further from Mr and Mrs Theakston about any concerns or otherwise, until now.

In any event, I feel it is essential to point out that there are a number of factual inaccuracies within the letter of objection submitted on behalf of Mr and Mrs Theakston, including about the alleged large and overbearing size of the proposed dwelling in comparison with neighbouring properties. In this regard, we can confirm that Mr and Mrs Theakston's dwelling is the only property immediately adjoining the location of our proposed dwelling and having reviewed a copy of the sales brochure from the time of Mr and Mrs Theakston's purchase of their home in 2018 (copy enclosed) it is evident from the floorplan shown that their property is in fact in excess of 28% larger in size than the new home proposed for ourselves and our growing family. Furthermore, our proposed property is not as deep as 1 Manor Court, as is clearly evident from the Sectional Drawings submitted with our planning application. These and the further inaccuracies will all be addressed appropriately by our consultants shortly.

In addition, it is important to put on record that the mischievous statement made by ELG on behalf of Mr and Mrs Theakston that Yorkshire Land Ltd is "*the applicants development company*" is **factually incorrect**, as I am neither a Director or Shareholder of the said company, nor have I ever been.

Also, the land which is the subject of our planning application has never at any time been in

the ownership of Yorkshire Land Limited.

Both of these points will be confirmed to you by our solicitor in writing and also addressed as necessary with Mr and Mrs Theakston privately.

Whilst Maya and I are staunch supporters of our democratic system and fully appreciate and respect our Neighbours' rights to object to our planning application, we are also individuals of strong morals, who both express and expect fairness and with all due respect, it would serve well for anyone commenting on our proposals from a place of genuine intent and concern to first learn and acknowledge the facts, rather than writing on the basis of blatant mischievousness and untruths.

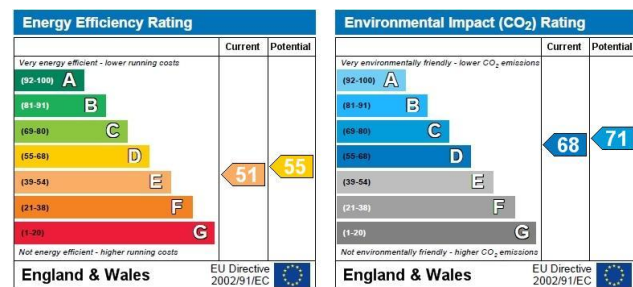
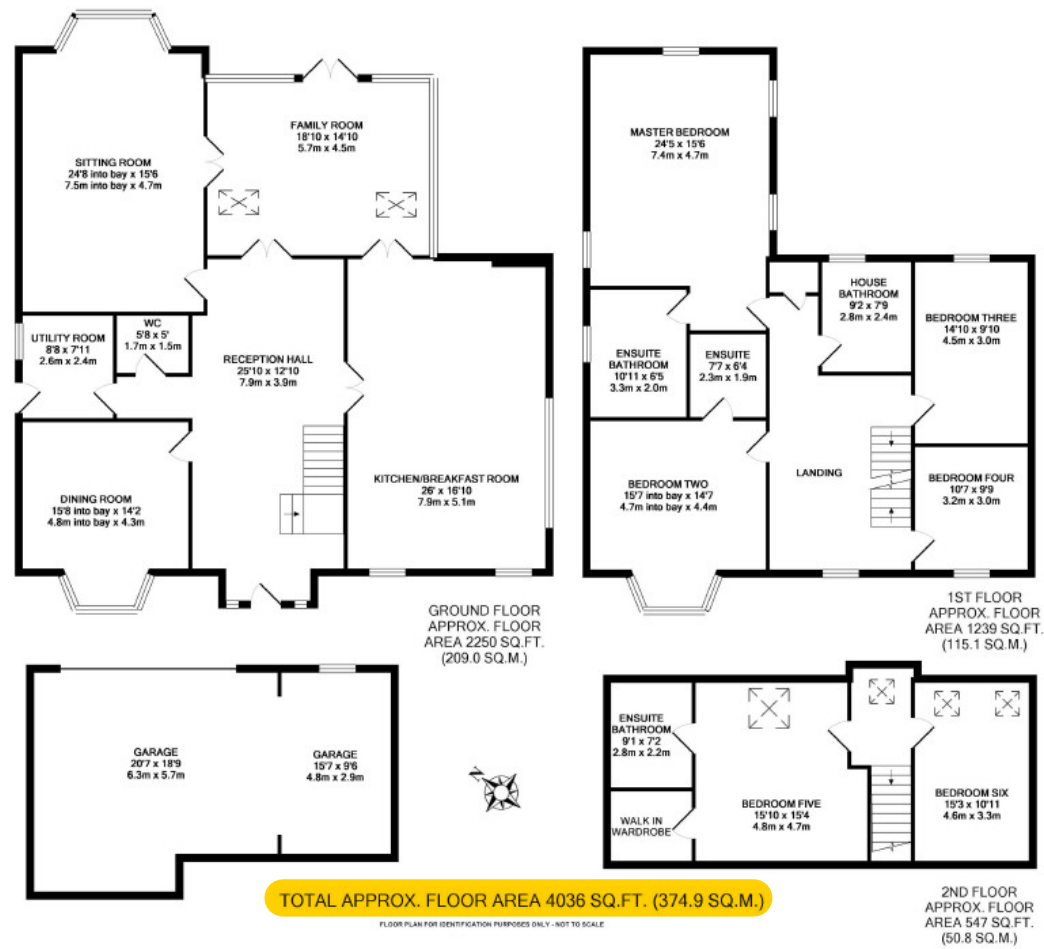
Yours sincerely

A handwritten signature in blue ink, appearing to be 'Sam & Maya Green', written in a cursive style.

Sam & Maya Green

Encs

*Copy of 2018 Sales Brochure for Field House, 1 Manor Court, Farnham
Copy 'The Link' Farnham Parish Magazine
Text message from Sam Green to Simon Theakston dated 16 August 2023*



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

Proceed out of Knaresborough in a north easterly direction on the A6055 Boroughbride Road. Proceed past the Piccadilly car dealership on the left and at the tight right hand bend take the turning (almost straight on) to Farnham. At the T-junction, turn left. Proceed round a tight right hand corner where the entrance to Manor Court can be found on the right.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myringsestateagents.com

Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only and distances are approximate. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation in relation to this property.



1 Manor Court, Shaw Lane, Farnham

£895,000

MYRINGS

#HomesNotHouses

#HomesNotHouses



1 Manor Court, Shaw Lane, Farnham, North Yorkshire, HG5 9JE

 4  6  4

A fabulous six bedroom stone built detached family home built by David Holmes Builders in 2005 standing in about 0.75 acres of grounds in the heart of this idyllic village. No onward chain.

This particularly attractive detached property provides excellent family accommodation and is set within lovely gardens and grounds and briefly comprises: a welcoming reception hall with Oak flooring leading off to a beautiful hand built bespoke breakfast kitchen with granite worktop, spacious sitting room with feature fireplace and bay window over looking the gardens, separate dining room and fantastic family room with wood beams and full height windows and double doors extending into the garden.

The feature staircase leads up to the first floor landing which looks down into the reception hall. There is a lovely master bedroom which has a luxurious en suite bathroom, guest bedroom with an en suite bathroom, two additional bedrooms and house bathroom. There are two further bedrooms to the second floor, one with walk in wardrobe and

en-suite bathroom.

The property is accessed through electric gates which opens onto a block paved courtyard drive, detached double garage and neat front lawns. To the rear is a delightful enclosed walled garden with deeply stocked borders and superb aspects across open fields which leads onto the adjoining paddock totalling about 0.75 of an acre.

Occupying a private position in the heart of this popular and picturesque village, 1 Manor Court is conveniently located just a few minutes drive from Knaresborough town centre, which provides an excellent range of everyday facilities. Additional everyday amenities are available in the surrounding towns of Harrogate and Boroughbridge and the city of Ripon. For the commuter, Leeds, Bradford and York are all within comfortable driving distance and the A61, A59 and A1(M) are all nearby, providing excellent road communications further afield. There is a railway station in Knaresborough which provides access to mainline stations in York and Leeds



Bus
3 minutes by foot



Main Roads
A1M 4.8 miles



Train
Knaresborough 2.4 miles
Harrogate 6.6 miles



Airport
Leeds Bradford 17 miles

Fixtures & fittings

All high quality carpets, curtains, blinds and light fittings are to be negotiated separately.

Services

We are advised that mains electricity, water and drainage are installed. Central heating is by means of LPG. Energy Efficiency Rating: E

Rating Authority

Harrogate Borough Council Tax Band TBC

Tenure

Freehold

Hello all,

The time for my final editorial has arrived!

Four and a half years have passed quickly (how long I have been with you) but new challenges call and we will be moving in mid-April to Ripon for me to take up my new role as Canon Pastor at Ripon Cathedral. I would just like to say a big thank you to you all, for all the support you have given me while I have been here. It has really been appreciated! I have met some wonderful people here and will remember you all very fondly. I am really going to miss you all.



Easter Sunday is going to be my last Sunday here. Rather than doing five separate services and me only being able to say a proper goodbye in two of the churches, we are instead having a big Benefice service at 10am in Farnham Church, so we can all be together. You are all warmly invited and it would be lovely to say goodbye to as many of you as possible. Please come along even if you're not a regular church goer, we would love to see you there.

My licensing service for my new post will take place on Sunday 30th April at Ripon Cathedral at 3.30pm. Again, you are all invited and it would be lovely to see some friendly, familiar faces there (see invitation further on for more details).

We have been through a lot over the past 4 1/2 years, some wonderful times and some very challenging times. We have celebrated, especially over the Jubilee and many exciting events shared during that period and we have grieved, especially through the challenges of Covid, but we have worked together and got through it together. It's one of the wonderful blessings of community, we are never alone!

Speaking of working together, there are a few areas the churches are going to struggle in when I depart, which they could really do with some additional help in.

- Our Youth Group which meets on the 3rd Wednesday of every month in Scotton Village Hall at 7-8.30pm desperately needs volunteers to help.
- We need someone to take on and run the Sunday School which hasn't re-gathered since Covid due to a lack of volunteers.
- General help on the PCCs and fundraising.

If you have any time and skills you could offer to help, please contact your Church Wardens.

I pray that you will not be too anxious about going into another vacancy, but that you will all continue to flourish and grow in your faith and get ready to welcome whoever comes after me, who will bring new energy and strength to your team I'm sure.

You will be in my prayers as you begin to discern the way forward.

With love to you all.
Revd Claire.

Bible Fellowship Group

Come and join us to find out more about the history and background of the Bible, and to try and understand its meaning for us to-day.

We meet weekly at 10 a.m. on Thursday at different venues, or other days to suit.

To find out more please ring Shirley on 01423 340168 or email: shirleyinuk@gmail.com



Services at Scotton Methodist Church

September 23

3rd	10.00 a.m.	Wassell	
10th	6.30 p.m.	Taylor	Harvest Festival
17th	10.00 a.m.	Rolls	
24th	10.00 a.m.	G. Robertson	Holy Communion



Nidd Valley
Methodist Circuit
@NiddValley

For further information in respect of other services within the Circuit, or any other help or enquiries, please contact Gracious Street Methodist Church 01423 860166 or email graciousstreetmc@gmail.com

From the Register:

We have welcomed into God's family.....

20th August Rex and Freddie Gartside at Arkendale

We have joined together in Holy Matrimony.....

12th August Emma Greveson & Luke Ratcliffe at Farnham

We have consigned the following ashes to rest.....

12th June Kenneth Anson at Scotton

16th July Norwyn Moxon at Arkendale

25th July Brian Parsons at Scotton

30th July John Taylor at Staveley

Sadly we have laid to rest.....

4th August Patricia Ann Wood at Farnham

Readings for September 23

Date	Reading
3 rd September G Trinity 13	NT Romans 12:9-end Gospel Matthew 16:21-end
10 th September G Trinity 14	NT Romans 13:8-end Gospel Matthew 18:15-20
17 th September G Trinity 15	NT Romans 14:1-12 Gospel Matthew 18:21-35
24 th September G Trinity 16	NT Philippians 1:21-end Gospel Matthew 20:1-16
1 st October G Trinity 17	NT Philippians 2:1-13 Gospel Matthew 21:23-32
Members of the congregation to read:	Eucharist: OT/NT Village Service: As advised Special Services: OT/NT

Our church is a community asset which we all help to build and maintain. But we are struggling at this time to maintain an income that can support it.

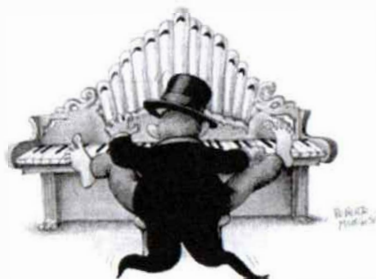
If you are able to, would you consider donating online, either as a one-off donation, or as a monthly standing order?



Your support would be gratefully received and can be sent to:

St Oswald's, Farnham, HSBC, Sort code 402620 A/c no 40344044
Staveley PCC, HSBC, Sort code 402620 A/c no 21047590
St Thomas, Scotton HSBC Sort code 402620 A/c no 20784524
St Michael's, Copgrove Sort code 402620 A/c no 21096621
St Bartholomew's, Arkendale: Barclays, Sort code 209898

Play the Organ at St. Oswald's, Farnham!



I am a very old organ..... I'm over 200 years old! I was made by a famous organ builder, Thomas Elliot, in 1820 and am still going strong, which is a credit to him.

I have one manual and no pedals, so if you can play a keyboard, or piano, you can play me. (The stops on the sides are just to make difference noises, so don't worry too much about them.)

We need some kindly person to come and play me for one or two services a month.

If you would like to have a try, please get in touch with Meriel Best Tel. 01423 340346 or Email: meripaul08@btinternet.com



A new arrival!

Just to say "CONGRATULATIONS" to our previous editor, Samantha Baxter, and husband Simon, on the birth of their son Leonardo!

Samantha has been a super-efficient editor for several years, working with the new version of the LINK, and also supplied us with many of her yummy Italian recipes!

We wish the family every happiness.

Walkingham Hill 100 Club

Supporting the Churches which make up the United Benefice of Walkingham Hill

St Bartholomew, St Michael & All Angels, St Oswald, St Thomas, All Saints

Winners for July 2023

		Draw Number	Name/Parish
1 st	£100	54	Mr J Netherwood All Saints
2 nd	£50	89	Mrs Mc Carthy St Bartholomew
3 rd	£15	35	Mrs R Mackenzie St Thomas
4 th	£10	98	Mrs S Travena All Saints

Winners for August 2023

		Draw Number	Name/Parish
1 st	£100	91	Mr & Mrs Beadle All Saints
2 nd	£50	110	Mr R Halford St Thomas
3 rd	£15	46	Mr & Mrs Chamberlin All Saints
4 th	£10	99	Mr J K Wilson St Bartholomew

Total number of entries in the draw this month is 112 (St Bartholomew 23, St Michael & All Angels 6, St Oswald 6, St Thomas 11, All Saints 66)

All the results for this year can be seen at www.walkinghamhill100.com

For further details or to join ring Frank Shires
Tel: 01423 340687/email frankfshires@sky.com

The Walkingham Hill Benefice is registered as a Small Lotteries Society (Registration of Non-commercial Societies) Regulations 2007. Gaming Act 2005 LN/199308459 WK/080904601



Simon >

iMessage
Wed 16 Aug, 18:41

Hello Simon. It was good to speak with you briefly on the phone earlier. Whilst I do understand that it will be somewhat of a shock being told that an area of currently open land next to your home is to be the subject of a planning application to develop it (albeit with one self-build dwelling for our permanent occupation) there is a background to our reasoning for submitting the planning application which, in addition, to the details of the physical proposal itself, I would very much like to have the opportunity to make you aware of. So please do reflect and get back to me about an informal meet-up, as I have offered. Of course, I fully understand you will form your own opinion on the proposal and I also fully respect you are entitled to do so, but I would ask that you do please refrain from making any



iMessage





Simon >

would ask that you do please refrain from making any judgement until I have at least provided you with the full facts and details, so you are then able to have a fully formed opinion. The planning application, whilst submitted, is not yet even validated, so you, nor anyone else in the village (including the Parish Council) will be able to find details of our proposal online at the present time. I have contacted you at this early stage and before anyone else out of courtesy as respectful neighbours. I look forward to hearing from you again soon. Kind regards, Sam Green

Fri 18 Aug, 11:31

Hello Sam, would you be available tomorrow at 10.30am for me to come round?
Simon