

**Mr S Sadler
Woodfield House
Madingley Road
Coton
Cambridge
CB23 7PH**

13th November 2016

Planning statement from Stuart Sadler:

The intention is for my parents, Mr and Mrs Sadler who are the applicants, to move into the barn from their farm house on Madingley Road, so my family and I can move in to the main farm house which is located on site. The applicants own Crome-Lea Business Park, Crome-lea Farm and Woodfield Bed & Breakfast and have lived here running the family business all their lives. They are third generation farmers. My mother and father are landlords to three companies who employ 90+ personnel, all who work on site where my parents currently live. The long term plan is to support my parents and help run the family business. Most importantly and quite understandably they don't want to move from the family farm; the change of use for our barn into a dwelling seemed the most sensible way forward.

My mother and father are 71 in poor health and want to retire. My mother is a registered disabled blue badge holder and can no longer climb stairs so we have as a short term measure converted a downstairs room to provide a bedroom for her. My parents have needed to remain on site as they have livestock and the Business Park needs 24hr support especially with security. My father continues to manage the security of the Business Park and is on call throughout the night. However clearly given his age and state of health this cannot continue. I am particularly concerned as there have been and will be occasions when he has to respond to alarms being triggered and it may not be appropriate for him to investigate.

My wife and I have given up careers (Deputy Head of a secondary school and a teacher of a primary school), sold a house and moved to the farm from Oxford, to support our parents ensuring the family business can continue. We handed in our notice only when planning approval for the change of use was given, and we left the teaching profession to support them. The barn is being paid for by us and has been designed to accommodate the needs of ageing parents. A substantial amount has been invested in the conversion. Protection of the ash tree, has been particularly costly. We would be happy to provide details of costs if this would be of use. My parents Bed & Breakfast has been closed to accommodate my wife and family. This was meant to be a short term solution to accommodate us, the business has now been closed since July. The Bed & Breakfast offsets the farm's annual deficit.

There were no objections to our original plans from Coton/Madingley Parish Councils, when we applied for change of use. We informed the neighbours numbers: 99,97,95,93 and 91 were notified by personal letter and showed them the plans. The only concern raised to us was in relation to the tree

which we have gone to great lengths and substantial costs to protect (it is 35% dead and is dying). It was never our intention to pull the ash tree down. We have saved more than 60% of the original cladding. We have treated and restored it ready to be used again.

As soon as we were advised of the potential breach we stopped work, other than to make the building weather tight and secure which we informed you about, and have sought to rectify the situation by securing the appropriate planning approvals. The structural engineer gave a valid reason for the removal of the steels. He was unaware we were not meant to remove them under the prior approval and the builder was also unaware. We followed their advice to ensure the building was structurally sound and complied with building control. We are being penalised for an error that we could have avoided, but didn't see coming, we have relied on professionals to see the work completed correctly. We feel extremely aggrieved that our error in removing the steels on the advice of professionals may cost us a heavy price of having to demolish the barn. The barn is not a new build, it is a conversion and sits on the same footprint as it has done for more than one hundred years. We have gone to some lengths to retain materials and where it was unavoidable to retain the roofing we sought approval from yourselves to replace with an appropriate tile.

We are aware that you have received complaints on various matters in relation to construction activities, the ash tree and the boundary line— all of which have been followed up by us and addressed. We appreciate that the conversion of our barn will mean a change in view for our neighbours opposite, however we do not believe this means it is unacceptable in planning terms. The barn has stood for more than 100 years on the current site and therefore the neighbours view of the countryside and barn remains the same as before, with the exception of doors and windows added to the dwelling. The ash tree remains and the hedge will be replanted.

We know that construction works can be noticeable and cause some disturbance but this is temporary. The ash tree has benefited from our additional work to secure it's long term retention and we have also clarified the boundary query.

Regardless of using the original steel or not, the barn's elevations, look and footprint remain the same as previously approved. Yes, we got it wrong in removing the steels, but demolishing what we have done seems grossly unfair and a costly punishment for a barn that was already there with approval for change of use and with no objections from the outset. Our Barn is not listed, and is not within a Conservation Area and the land does not have a National Trust Covenant on it.

S W Sadler