Cobham Conservation & Heritage Trust

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To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol BS1 6PN

By email to East3@pins.gsi.gov.uk

30th May 2017

Dear Sirs

Your Ref: APP/K3605/W/17/3171814 The Running Mare, 45 Tilt Road, Cobham, Surrey KT11 3EZ. Elmbridge Borough Council application no. 2015/2955.

The Trust writes to ask that this appeal be dismissed.

The Trust wrote on 30th June 2016 in the planning application to Elmbridge Borough Council and would ask the Inspector to consider all the points made in that letter. There is far more to the background to this application than is portrayed by the appellant or picked up by Elmbridge Borough Council in refusing it. The position is that the appellant has, after being forced to quit a similar illegal taxi operation at the Fairmile Hotel on the Portsmouth Road, Cobham (that following refusal of retrospective application no. 2014/4940 - see third para of the Trust's letter of 30th June last), prolonged the procedure in this application. The reason for the appellant doing that is to avoid enforcement. The time taken thus far has been achieved first by failure to file full papers in the retrospective application lodged in July 2015 (with it being invalidated in October 2015) and now by leaving it until April this year for filing the papers for this appeal, following the refusal of the application on 26th October 2016, itself following revalidation on 2nd June 2016.

Material lodged by the appellant in this appeal repeats the misrepresentation that the application involves only "stationing a portacabin for use as a taxi booking office in the rear car park" at the Running Mare without identifying the actual impact on existing on-site parking spaces. The suggestion is that the portacabin proposed would occupy only 4 parking spaces and would be a booking office only, with no vehicles for employees or taxis situate on site (para 3.1 of the Appellant's statement of case "Taxi drivers will be based at home"). That is not borne out by the evidence. Citing just one instance, the writer patronised the Running Mare for lunch on Wednesday 29th March this year. The usage at that time of week is not as great as at the weekend or in the evening. On leaving at about 2.30 pm the car park was virtually full. There was a group of 3 people chatting outside the portacabin, taken to be taxi drivers. The attached photograph was taken which clearly shows at least one taxi by the portacabin. This reinforces the Trust's contention at the third point in the fourth paragraph of the letter of 30th June last. All the evidence is of vehicles relating to the

business operating from the premises and taking up the valuable car parking spaces at the rear of the Running Mare, forcing other vehicles that would park there out onto Tilt Road. The photographs provided by the appellant at Appendix D do not reflect the situation at the car park at peak times. Far from being de minimus as the appellant suggested at 5.1(a) of the Statement of Case, this business actually has considerable impact on the area and its populace, having a harmful impact on neighbouring amenity. The operation being carried out is alien to the Conservation Area. Elmbridge policy DM14 is designed to head off such matters,

The Trust has questioned the appellant's intentions as to permanence or otherwise of its operation. In the Statement of Case at 5.1(g) the appellant says "the development also demonstrates reversibility in its provision for very simple decommissioning and reversion of the site to its former condition at the end of the temporary office building's period of use". And yet the application was for permanence. Whichever, why is the business operating from this site at all, temporarily or otherwise? The appellant provides no evidence as to why the business should need to be located in the Tilt Conservation Area, with all the adverse impact on the neighbourhood that results from that, unless to have business vehicles also operating from there

The Trust asks that the appeal be dismissed.

Yours sincerely

David Bellchamber
Planning Team
Cobham Conservation & Heritage Trust