

From: [REDACTED]
To: [Planning](#); [David Elmore](#); [Planning Comments \(Shared Mailbox\)](#)
Subject: RE: Planning Permission Objection - Retirement Village Objections Initial meeting summary - 6/2023/2418/OUTLINE Former Hook Lane Kennels
Date: 01 January 2024 14:50:42

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Dear whoever this concerns.

With regards to the above application I request as do residents of Hook Lane, Northaw an extension till at least mid feb'24 as a minimum, due to the complexity and unreasonable timescale given to review and consult on the Planning Application submitted as reference shown above. The planning officer has only provided us with a short deadline, as the letter was only received by residents on 28 Dec giving only 10 working days because of the Christmas and New Year holidays which is unreasonable. Furthermore there are also no planning notices up so residents in Firs Wood Close, Hook Lane or Oshwal Centre have had zero visibility of this application.

- We also request for unredacted copies of the various reports including the ecology report to be made available or a reason why these reports have been redacted, as only personal data should be redacted and the reports do not make any sense in their current state.

I would also like to draw your attention to an application made by the same developers in 2019 concerning an application in Hook Lane, EN6 Ref application number 6/2019/0415/LAWP:

[REDACTED] stated he witnessed the demolition of the cottages in 1975 and Planning permission was granted to GRA in 1974. [REDACTED] & his employees for Peerglow made statements to WHBC stating they have witnessed the demolition 10 years or so earlier of these houses and therefore wanted to build on this land. Hook Kennels was very much alive till early 1980s when it closed around 1985.

These same developers were referred to your legal team and [REDACTED] was sighted on this unique case.

The developers were at the time trying to abuse the planning laws. Hook Lane residents obtained facts and evidence to the contrary to prove that the claims made by developers were untrue/falsely made.

We also had evidence in the form of a letter from Welwyn Hatfield Council dated 10 April 1992 which stated on item 3 on page two that one of the conditions of building 4 dwellings rather than the original plan of one was that three cottages in Hook Lane were to be demolished. This clearly shows that the cottages were not demolished in 1975 as claimed by the developer who said they saw them be demolished.

I quote:

“3. To demolish the three cottages in Hook Lane that are in an extremely poor / semi derelict state and to relinquish any Established Use rights that could be claimed to exist.”

Following a meeting at WHBC in March 2019 with William Myers & Chris Carter to discuss the inconsistencies, false statements made and evidence of the case the Developers [REDACTED] Withdrew their application for planning permission, I received an email from WHBC agreeing

with our requests and which states the below. Please take these points into consideration and I urge any planning officer to check the facts of the application being made.