

Objections to the Stoke Hill Planning Application 23/1380/DVT

SCANNED

CITY DEVELOPMENT

07 MAR 2024

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Dear Planning Officer

In addition to our objections in our letter 2 19-2-2024, we have 2 further objections:

We cannot see that it can be commercially attractive or viable to transform the Cavernas Barn into a Community Hub and shop for the following reasons:

- 1) The long-established Mincinglake Community Hub is only a short distance away, down-hill from the Barn
- 2) The Sylvania Community Stores, Cafe and Community Hub is only a little further away, but still within easy walking distance. It has taken over the premises of a former commercial Sylvania Stores which closed and lay empty for some time because it fell into debt, even though situated in the middle of a much larger housing estate than the proposed Stoke Hill one. The new Community Stores is only just breaking even financially, and would also fall into debt if its income was not increased by a) the purchase of shares by shareholders of which I, Sheila, am one, b) by the help of volunteer staff, in addition to the one or two paid staff, c) by various grants only available to community or charitable projects, and d) a dedicated committee which oversees the project. The Sylvania shop and cafe also acts as a Community Hub housing several groups which meet there regularly including: a Board Games Group, a Craft Group, a Toddler Group (with a little playroom at the rear of the shop), a Music Group (with a piano), and an International Friendship Group.

Yours truly Sheila Grove and Andrew Grove.
(Mr & Mrs Grove)

19-2-2024.

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18 FEB 2024Objections to
City Planning Officer

Stoke Hill Planning Application 23/1380/OUT

I could not see how to object on-line, hence this letter. Nor do we have the typing skills to type a long e-mail.

We are among the 366 objections to the previous planning application and we also joined the mass protest which was shown on local TV.

1. The Barn was originally erected with permission for agricultural use only, and will have to be rebuilt to house a community hub and shop.
2. Stoke Hill, now a rural country lane will have to be widened, thus losing its hedges and trees.
3. The tranquillity of Mincinglake Park will be spoilt and its wildlife disturbed, by a constant stream of pedestrians, cyclists and scooters etc, using it as a short-cut into town.
4. We are concerned about the preservation of the ancient high-banked mile Lane which led to St Katherine's Priory which was founded in 1159. We fear that in the future, the lane might be widened and surfaced to provide additional access to the proposed new housing estate.
5. The existing infrastructure of local schools, health services etc will be overwhelmed by the additional proposed new housing.
6. We thought that the City's Planning Policy was to protect the skyline green hills surrounding Exeter. Our house on the Sylvaria Estate has a lovely sky-line view of the "Grange" ^{on its sky-line} house surrounded by green fields and trees, including higher up to the right the field which is subject to the planning application.

Yours truly,

Stella Grove and Andrew Grove,

(Mr & Mrs Grove)