

Meeting of:	Welsh Church Act Estate Committee
Date of Meeting:	Monday, 14 March 2022
Relevant Scrutiny Committee:	No Relevant Scrutiny Committee
Report Title:	Land at Cassy Hill, Cadoxton
Purpose of Report:	To update Committee on progress since the January 2022 Committee resolution.
Report Owner:	Rob Thomas, Chief Executive
Responsible Officer:	Interim Head of Finance
Elected Member and Officer Consultation:	Committee Reports - Legal OM Accountancy No ward member consultation - since Members of this Committee are acting as Committee Members independent of other Council's resolutions, no wider consultation has taken place
Policy Framework:	The Trustees are working independently of other Council decisions and in accordance with the requirements of Charity Law.
<p>Executive Summary</p> <ul style="list-style-type: none"> This report is intended to provide an update to Committee following the last resolution of Committee in January 2022. Committee resolved to defer their decision until members had had the opportunity to inspect the site and allow time for the applicant and residents to submit further information in support of their respective positions. 	

Recommendations

1. That Committee notes the updated position.
2. That having now inspected the site and considered all the representations received, Committee now confirm how it wishes to proceed.

Reasons for Recommendations

1. To ensure that the Trustees are updated as to the current position.
2. In order that matters may be progressed.

1. Background

- 1.1. At its meeting of the 31st January 2022, Committee resolved to defer their decision to allow the Trustees the opportunity of visiting the site and to also allow time for the applicant and other residents to submit documents in support of their respective positions.

2. Key Issues for Consideration

- 2.1 The report to Committee of the 31st January outlined the status of the proposed land sale and the request from the neighbouring residents to make representations to Committee. The applicant and the residents were invited to speak at Committee. Two parties attended Committee and each were allowed to present their respective arguments under the part I agenda of that meeting.
- 2.2 A discussion ensued under part II of the agenda and following consideration of the representations made under part I of the agenda, Committee concluded that their decision would be deferred to allow Trustees the opportunity to attend an informal site meeting (in order for them to familiarise themselves with the site and the issues). The deferred decision also allowed further time for the applicant and the neighbouring residents to submit any papers they wished to submit in support of their respective positions.
- 2.3 Those Trustees wishing to visit site have now had the opportunity of doing so and papers have been submitted to the Assistant Democratic Services Officer by the interested parties. These papers are attached at Appendix A & B. The Assistant Democratic Officer has advised that all parties have confirmed that

they have no objection to the papers being presented to Committee under part I of this agenda.

- 2.4** Papers submitted by the Applicant (Appendix A) - Trustees will note that a number of photographic images have been supplied which show areas of fly tipped material, over-grown areas and images which appear to show vehicles turning and blocking the applicants driveway. There are also 2 emails (redacted where necessary) which the applicant has submitted to the Assistant Democratic Services officer which appear to be in support of the land being acquired by the applicant.
- 2.5** Papers submitted by the Neighbouring Residents (Appendix B) - Trustees will note that there is a supporting email that was submitted to the Assistant Democratic Services Officer (which the officer has redacted in places where third parties are noted or named). There are also photographs submitted showing, amongst other things, fly tipped material, a van/car parked on the lane and overgrown areas. The email in support of the residents states that the lane had been maintained by them over the years prior to the applicant moving into the Street.
- 2.6** The Principal Officer Legal Services has advised that as Committee has previously resolved to sell the land to the original applicant, if Committee wish to proceed in a different way, they will need to reverse that decision and then decide how best to proceed if Trustees wishes to re-consider the matter. The Qualified Surveyors report recommended a sale by private treaty to the original applicant, however in the body of the Qualified Surveyors report it does note that that a sealed bid or canvassing of the owners of the adjoining properties may mean the value of the land is increased. The legal advice is that the Trust will need to consider whether it is worthwhile, financially, to proceed with a sealed bids procedure (in terms of time and cost to the trust of doing so).
- 2.7** The Principal Officer Legal Services was consulted on this issue and advised that the Trustees have a duty to act in the best interests of the trust under charity law and to act in accordance with the Qualified Surveyors Report (or be able to justify why they haven't). In this instance the legal advice is that the fact the Qualified Surveyors have noted a higher price could potentially be achieved from a sealed bids procedure or taking interest from the local residents means that now the Trust has another firm expression of interest, a sealed bids process could be justified (if that is the way the Trust wished to proceed).
- 2.8** Therefore, the Legal advice has confirmed that should the Trust chose to proceed with the existing proposal or go to sealed bids (invitation extended to the neighbouring home owners along Church Terrace), it is unlikely to breach that duty as the likely income from either is going to be the same (possibly a little more or a little less). Should the Trust determine to proceed with invited sealed bids, it is imperative that the Trust do not disclose the value that has already

been agreed with the original applicant. All parties (including the original bidder should be asked to submit sealed tender bids in this scenario.

- 2.9** Committee are now asked to consider the position having considered the representations and documents provided by the applicant and the residents and make an appropriate resolution to allow officers to move the matter forward.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1** The Trusts actions need to comply with Charity law and its decisions are independent of the Council's obligations under the Well-Being of Future Generations Act.

4. Resources and Legal Considerations

Financial

- 4.1** Additional officer time will be incurred if the sealed bid option is to be pursued. The highest bid through a sealed bid option, may be higher, the same or lower than the original agreed valuation of the land.

Employment

- 4.2** There are no employment implications arising from this report.

Legal (Including Equalities)

- 4.3** The Legal advice is set out in the body of the report.
- 4.4** The Trust has a duty to manage lands and property held by them in accordance with the Scheme of Trust and with Charity Law and decisions should be consistent with the Charity Objects and powers.
- 4.5** There is a Legal requirement for Trustees to:
- (a) Act within their powers;
 - (b) Act in good faith and only in the interests of the charity
 - (c) Make sure they are sufficiently informed
 - (d) Take account of all relevant factors
 - (e) Ignore any irrelevant factors
 - (f) Manage conflicts of interest

(g) Make decisions that are within the range of decisions that a reasonable trustee body could make

5. Background Papers

None



To [Redacted]

Cc Wilson, Mark R (Cllr); Nugent-Finn, Rachel (Cllr)

Reply

Reply All

Forward

Mon 31/01/2022 16:3



Hi all
For you constation
This was the condition of the lane prior to me asking to purchase.

As you can see in the for ground I had building work carried out with the access being so bad we could not get skips on the drive.
And the only place we could get the debris picked up was by a grab lorry at the opening of the lane because of over head cables .

Emergency vehicles will not come around the bend incase of damage to vehicles.
I know this from when a fire was lite on cassy common.

The lane has never been used for access for a wheelchair as there is a .

[Redacted] had a drive that runs up to his back door from the car park .

The work he did to the lane was in February. 21

I asked to purchase in November 20

The trailer was made and taken away over 2 years ago it was pushed to the opening of lane for one day to turn it around

Kind regards

[Redacted]



From: [REDACTED] >
Sent: 31 January 2022 18:48
To: Wilson, Mark R (Cllr) <MRWilson@valeofglamorgan.gov.uk>
Cc: [REDACTED]; [REDACTED]
Subject: Cassy Hill

Hi all

For your consideration
The rubbish in the lane was not from us .
This was Feb 21

Please see the link below if it helps or works for you

Please see the date as the lane had never been touched in 20 years until i mentioned i would like to do something with it.

I know its closing the gate after the horse has gone .

But did not realise i could present anything to the chair .

Photo is attached of the lane blocked by residents of church terrace bit tit for tat

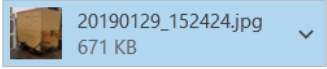
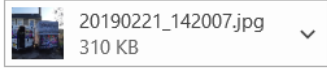




To [Redacted]

Reply Reply All Forward

Thu 03/02/2022 21:34



Hi [Redacted]

I will attach photos I've all ready sent CCTV
But this need to be taken out of quarantine.

First to photos are of an advising trailer I made on my drive in Feb 2019
I did see [Redacted] with a picture of this it was put at the mouth of the lane briefly as we had no room to turn it on the drive with the van on it ,this was taken
and put in a feld on Wenvoe Rd has been there ever since.

Accses was not blocked as the lane was so over grown no one could obtain access.





To [Redacted]

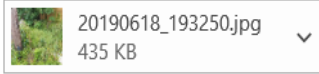
Reply

Reply All

Forward

More options

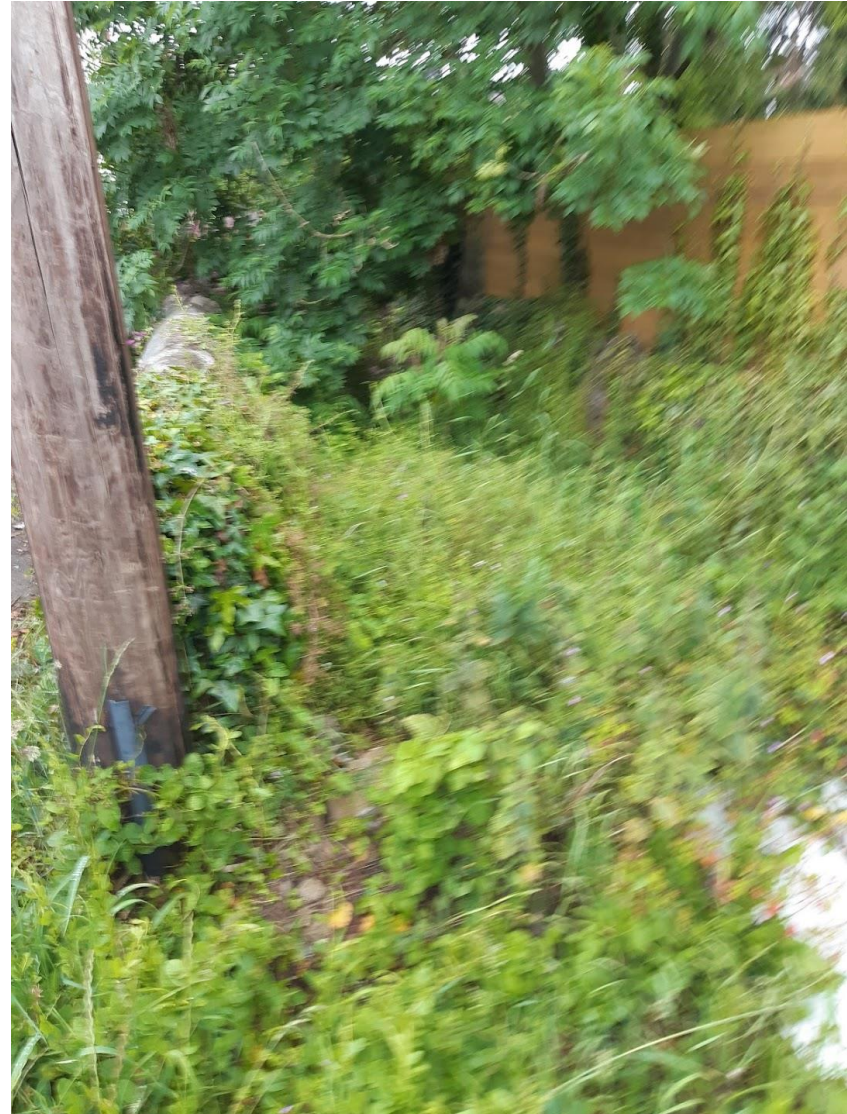
Thu 03/02/2022 21:37



Hi Catherine

These pictures was taken 18 June 2019

Totally over grown the tin sheets was fly tipped I had them removed.

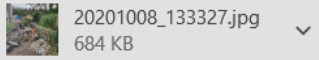
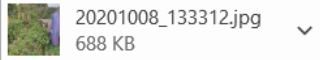




To [Redacted]

Reply Reply All Forward ...

Thu 03/02/2022 21:43



These pictures was taken 8 October 2020

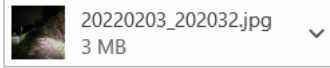
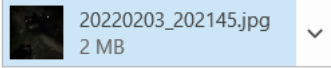




To [redacted]

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Thu 03/02/2022 21:54



Hi I've attached pictures of cassy Hill to in the night to highlight how dangerous it is as all residents and anybody else coming up the lane has to reverse all the way back down this in its self is so dangerous
There is no safety barriers I my self have almost come of the side





To [Redacted]

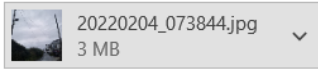
Reply

Reply All

Forward



Fri 04/02/2022 08:02



Hi Catherine

While carrying out building works we put rubble at the front of the lane as this was the only place we could get it picked up at the time the lane was overgrown and not used

We could not get a skip on the drive .

And the only place a grab lorry could pick it up was from that point as it can't get fully around the bend or use the grab further up because of over head cables

Photos Attached





To [Redacted]

Reply

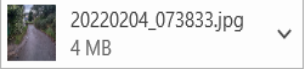
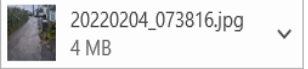
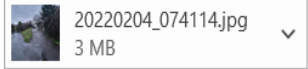
Reply All

Forward



Fri 04/02/2022 08:11

 You replied to this message on 04/02/2022 08:35.



Attached pictures of cassy Hill in the daytime
For a better idea of the access

All residents deliveries and visitors have to reverse out its a serious accident waiting to happen.

But most try turning on the drive







To [Redacted]

Reply

Reply All

Forward



Sat 05/02/2022 15:23



Screenshot_20220205-092444_Gallery.jpg
479 KB



Screenshot_20220204-134507_Gallery.jpg
361 KB



Screenshot_20220205-092411_Gallery.jpg
450 KB



Screenshot_20220205-092406_Gallery.jpg
436 KB



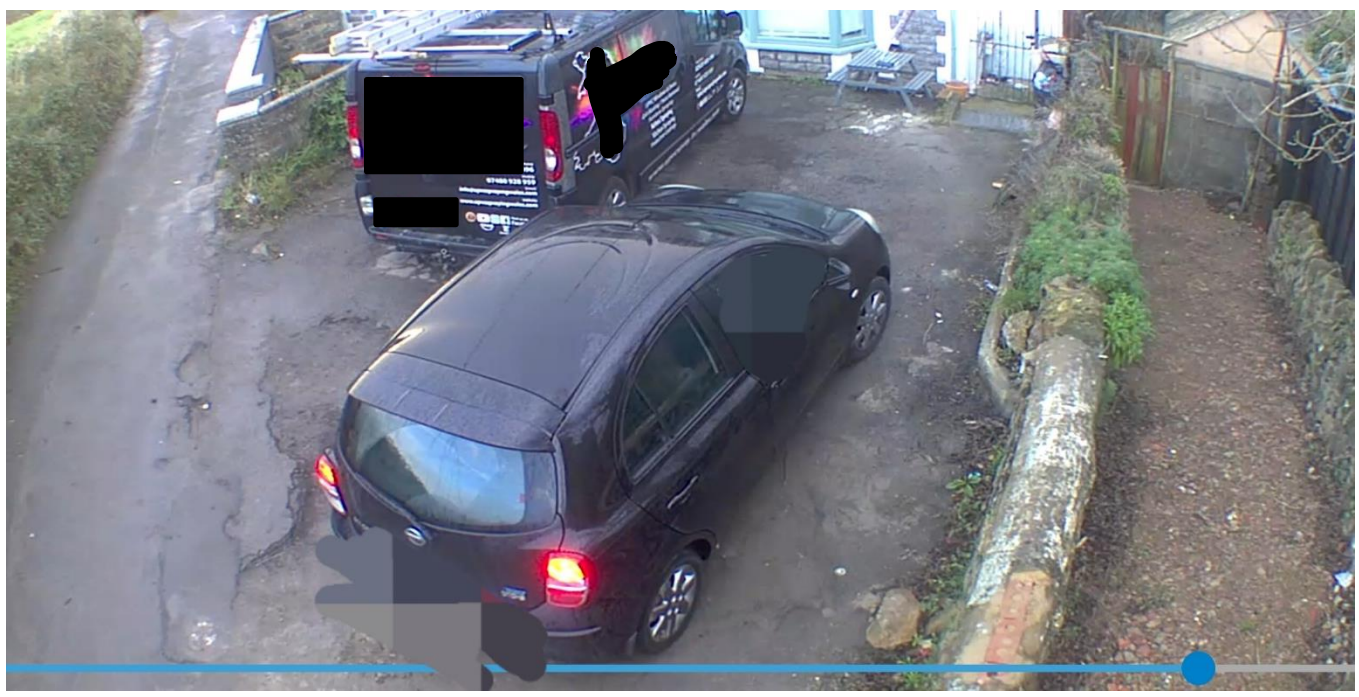
Screenshot_20220205-092451_Gallery.jpg
470 KB

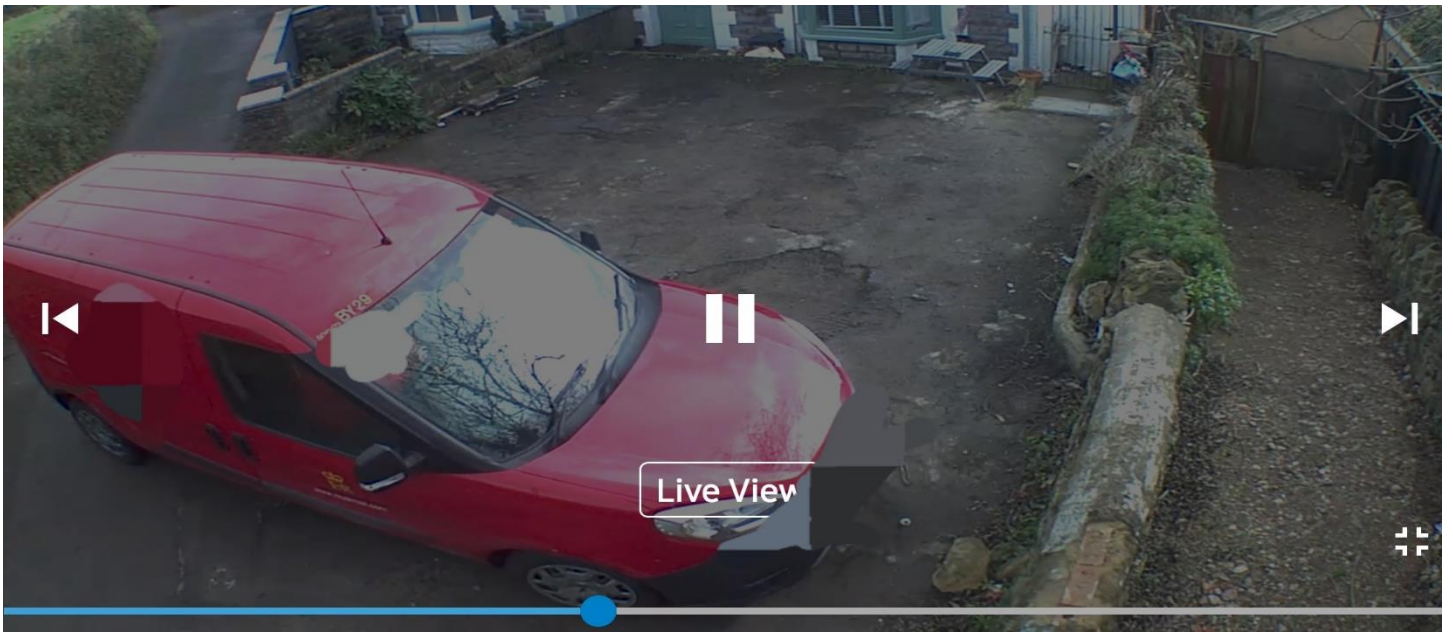
Hi [Redacted]

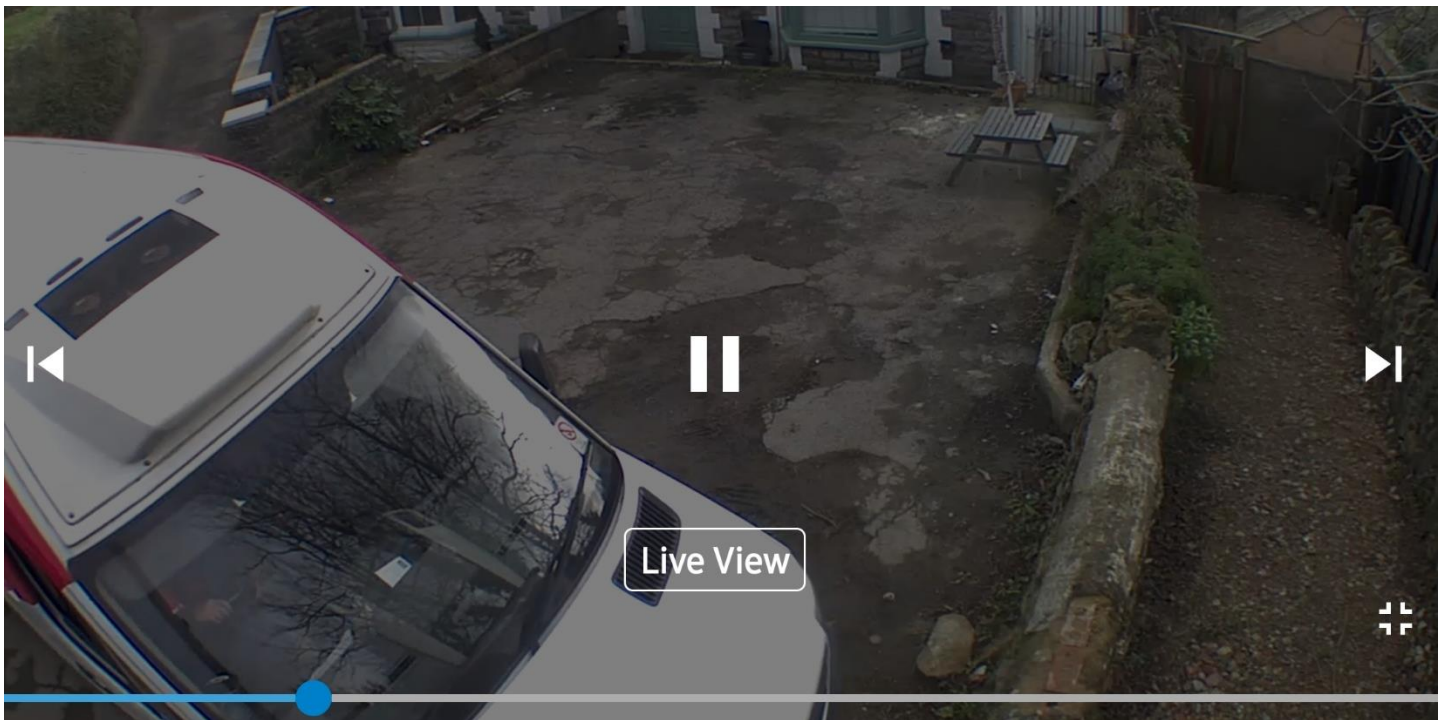
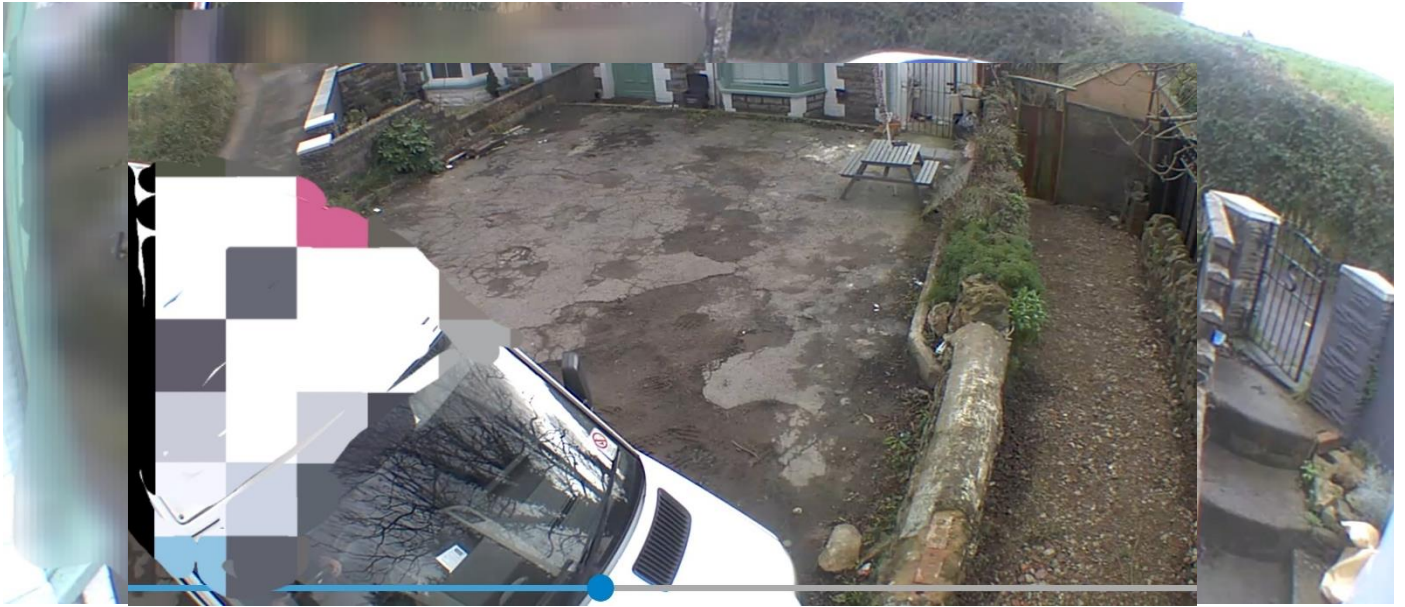
A few stills from our cctv to highlight problems in cassy Hill













To [Redacted]

Reply

Reply All

Forward



Sat 05/02/2022 15:36



Hi [Redacted]

Photos of lane blocked by residents of church terrace
27 th Feb 2021



Fwd: [REDACTED]



[REDACTED]
To [REDACTED]

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Sun 06/02/2022 22:11

Hi [REDACTED]

This is an email from my neighbour.
Resident of [REDACTED] cassy Hill
Mr [REDACTED]

On my company email

Get [Outlook for Android](#)

From: [REDACTED]
Sent: Sunday, 6 February 2022, 8:42 pm
To: [REDACTED]
Subject:

Mrs and mr [REDACTED]
[REDACTED] cassy hill Barry

We have lived at the above address for just over 21 years , the whole time we have lived here the small access area has never been used until very recently it was very overgrown and full of rubbish. When one resident of church terrace found out that the land was going to be purchased he arranged a go fund me page on Facebook to cover costs to clear the area this has now been completed but still nobody actually uses the area for access in my opinion the wall being knocked down and the work that is planned to be carried out would only improve the area and would not affect anyone's access.

Sent from my iPhone

██████████
Cassy Hill
Barry
Vale of Glamorgan
██████████

4th February 2022

To whom it may concern,

I have lived at the above address since December 2006 and during that time to approx. 12 months ago, the ground next to ██████ Cassy Hill and to the rear of the houses of Church Terrace has not been maintained. During this time, there has been incidents off fly tipping on the land.

Mr ██████ of ██████ Cassy Hill made myself aware approx. 12 months ago that he intended to tidy the waste land next to his driveway to assist vehicles turning as they were currently using his driveway. As space is limited, there had been a number of incidents where vehicles had hit the wall alongside his property and caused damage. Further, this turning maneuver can typically take numerous movements as space does not permit the typical 3 point turn.

Mr ██████ intentions were welcomed by my wife and I for two main reasons. The first of these reasons being the area of land was unsightly and tidying up this land would improve the aesthetics of the area. The other reason was related to the delays we sometimes encounter when stuck behind a turning vehicle. As mentioned above, there is very little space for vehicles to turn so when they attempt this maneuver it can sometimes take quite some time for them to turn their vehicle around in order to drive down the lane. There have been occasions when we have been late collecting our children due to delays encountered waiting for vehicles to turn as we were blocked by them.

The tidying of the land by the residents of Church Terrace coincided with the time Mr ██████ made us aware of his intentions. Subsequently I have been informed that this was done to prevent Mr ██████ from creating this turning area as the land would not be considered as waste land. Whilst I appreciate the residents of Church Terrace may have their reservations of this, turning area, they made no attempt for the 15 years prior to perform any maintenance of this land. As this is to the rear of their property, they are not affected by the negative visual impact of this land when it is not maintained, and it is only the residents of Cassy Hill who are affected by vehicles turning which can block us in.

Yours faithfully
██████████



To Lindsey, Catherine E

You replied to this message on 07/02/2022 17:00.

For your consideration

I have lived at [redacted] Cassy Hill for just shy of 5 years.

In this time the lane has never been used it was over grown, unkept and for most of the time impassable and rat infested.

We have used the top of the lane to have rubble picked up when house restorations were under taken and was only used because of the access restrictions to the property.

This was removed and area cleaned up in a timely manner.

During renovations we had visit from the police under an allegation of fly tipping .

From a visit to the property the officer could see for himself it was building works rubble and the situation we were in with regards to access and lack of space to work with [redacted]

We also had additional visits from the planning department at the council all while work were still underway [redacted]

It soon became apparent after living here for a while just how restricted acces is for the residents of cassy Hill with no turing point the only place to turn is on my drive even that is restricted.

I am trying to purchase to land to make it possible to turn around not to block access but improve the area for all residents including myself .

As Cassy Hill is a one way dead end lane the only other way to get out of Cassy Hill is to reverse over 100m around and down a unlit bend.

To do this in the daytime is dangerous especially for an inexperienced driver to do it in the evening is perilous as its all unlit.

I myself been stuck on the bank after reversing down in the dark and for my own safety had to leave my van to be recovered in daytime.

My original point of contact for purchase of the land with The church of Wales was in September 2020 by phone

I also have emails to correspond dated 02/10/2020

From [redacted]

Property Services Administration.

I also have emails to

Councillor Mark willson

On the 26/10/2020

This was to start of the whole process of me trying purchasing the land.

I have also sent photos of the land in disuse .

In passing i mentioned to [redacted] in I would love to purchase the land to open up the area to create a turning circle.

After that conversation he tried to raise funds unsuccessfully via a go fund me page linked to his socialmedia Facebook page.

I have since been advised this was to prevent myself purchasing the land and to sabotage any of my plans and to make the lane look as though it had been used and kept throughout the years.

When the lane was starting to be cleared [redacted] by [redacted] and the levels of the land were being compromised by what he was doing, I advised him he would need to speak to the council and get permission as we are in a conservation area.

However he pushed on saying he had been given a permit by the council I know this not to be true as I was in the process of purchasing the land myself.

After the lane was dug out by [redacted] all debris was also piled up at the end of the lane blocking access until it was removed but there has been no mention of this by the residents of church Terrace.

[redacted].
I have had open and honest conversations and emails back and forth with planning concerns as its a conservation area.

I have adhered and followed every protocol correctly.

I have invested a lot of time as well as money ensuring the purchase of land will be done to benefit everyone on Cassy Hill and still keep access to Church Terrace.

Access has never been a problem nor was ever going to be taken away.

To get things right

I was instructed if any ground levels are to be changed plans must submitted however the wall I can remove as it's under 1m high.

I have had plans drawn up in line with the heads of terms.

To accommodate church terrace improving the access under foot as well as improving things for Cassy Hill residents.

Did [REDACTED] have planning permission to change the levels of the lane?

[REDACTED] we had an arson attack on our drive on October 8th 2020 causing £1000s damage to my property and drive.

For the safety of my family and peace of mind we immediately installed cctv

Since having cctv installed I can confirm the only person that used the lane is [REDACTED] to walk his dog on cassy common .

It was touched on about emergency vehicles access to the rear of Church Terrace.

Again I can only reiterate access is not being taken away and will be improved by the plans I have for the lane so would only make things easier for emergency vehicles if they were to come up Cassy Hill for any given reason.

Emergency vehicles will not pass the corner on cassy Hill

This is a fact as if the vehicle gets damaged it will be off the Rd and the sides of the vehicles can't be accessed because its a single track road

An ambulance may have half a chance if the area was opened up .

It was also touched on that

The houses would be flooded if the lane had tarmac surface

My drive falls away from the houses so would the raised area to the road to pick up the drainage further down the road it is ridiculous that such a small area of tarmac could catch enough rain to flood one house never mind two houses .

To date i have invested in the purchase of the land £2600

On the instruction the purchase was going though from the council and the heads of terms agreed and signed.

As per the recent meeting the residents of Church Terrace are not opposed to the land being sold nor have they put in a request to purchase the land before or after my request to do so they just don't want me to have it bottomline.

Kind Regards

From: [REDACTED]
Date: Fri, 11 Feb 2022, 5:22 pm
Subject: [REDACTED] Cassie Hill rendering job
To: [REDACTED]

To whom it may concern,

When undertaking the work on [REDACTED] Cassie Hill, applying the external render that I took over from [REDACTED].

The site restrictions meant that we could only take deliveries of sand to the opening of the drive. Therefore, this was the only place of offloading equipment.

[REDACTED]
[REDACTED]

The police were called and accused us of fly tipping at the entrance of the lane where rubber was being removed by the grab lorry. This was the only place it could be removed due of the site restrictions.

Due to the concurrent circumstances, I am happy for this statement to be in the public domain.

Kind regards,

[REDACTED]



To [Redacted]

Reply

Reply All

Forward

Thu 03/02/20



LTG - SHIER - 001.pdf
212 KB

Hi [Redacted]

Architecture drawings are attached to this email as you can see access is kept this was for planning purposes with access suitable for a wheelchair if needed to church terrace. I've paid for this after I was given the go ahead on the sale of the land .
The moved wall goes from 1m in to the bank to creating a turning circle.

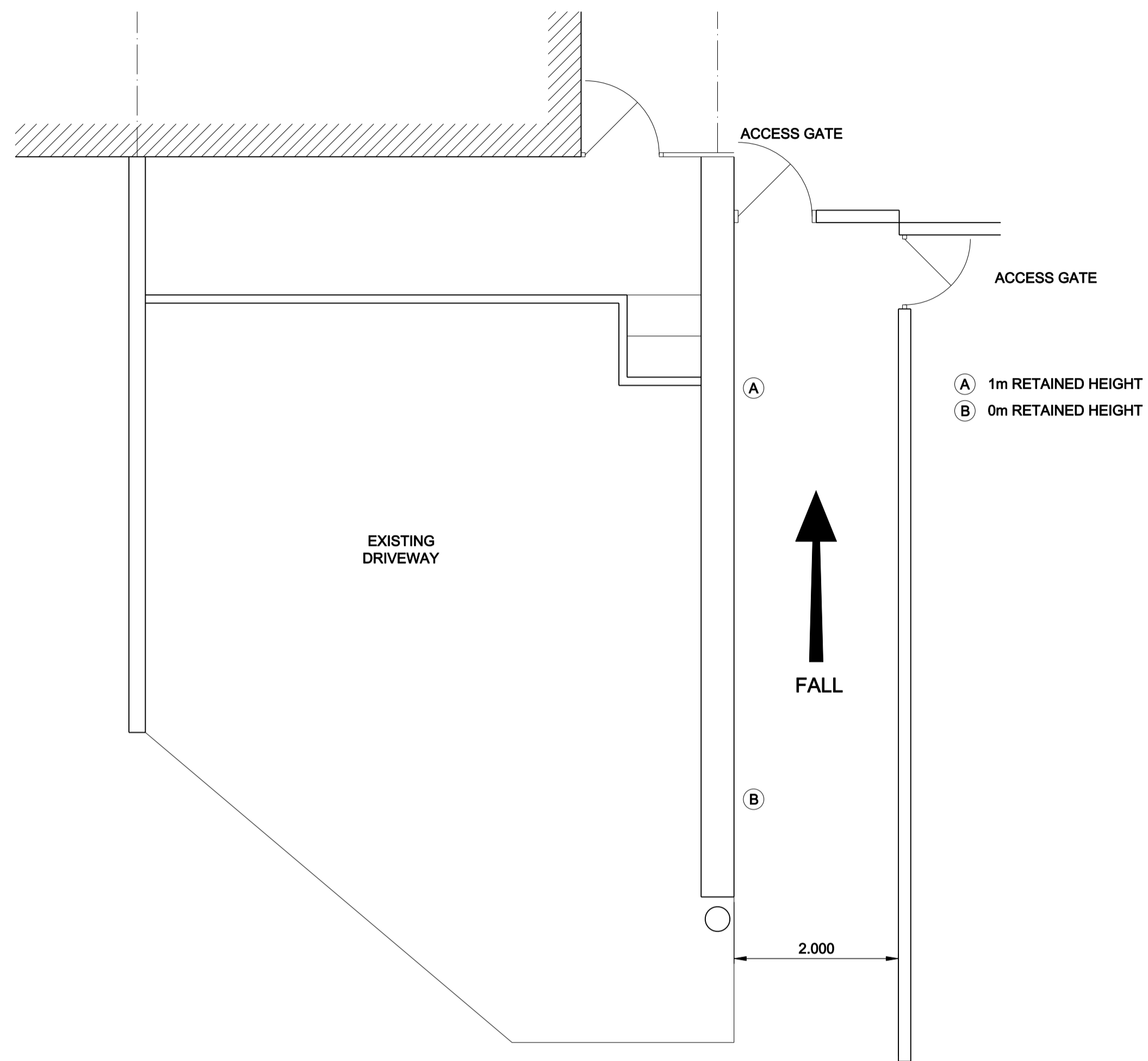
The telegraph pole I've paid £1000
For open reach to remove and reroute cables

This was after I was given the OK on the sale

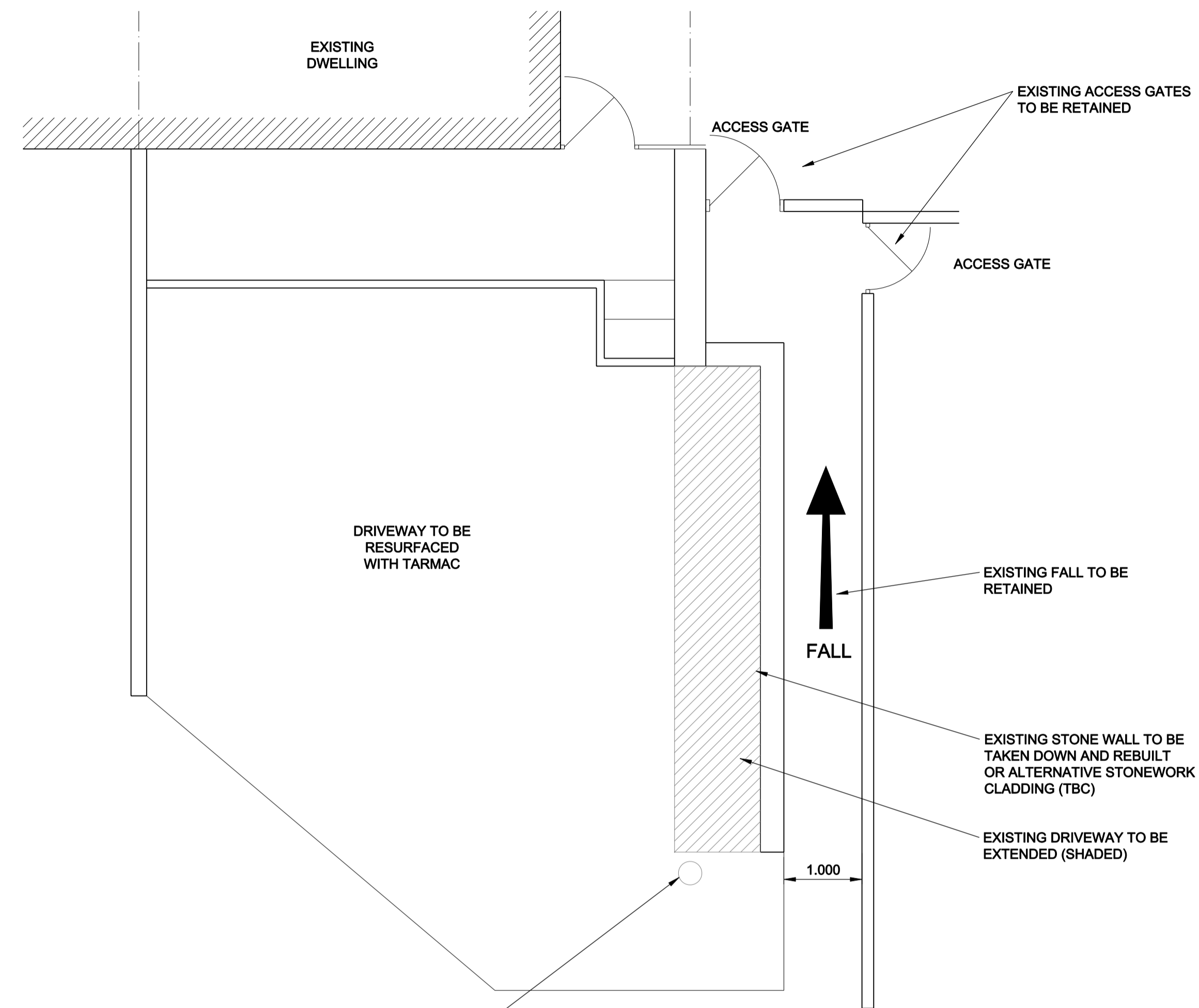
I gave a copy to Rachel Newgent

After walking in to a meeting with the residents I was not informed about

Regards




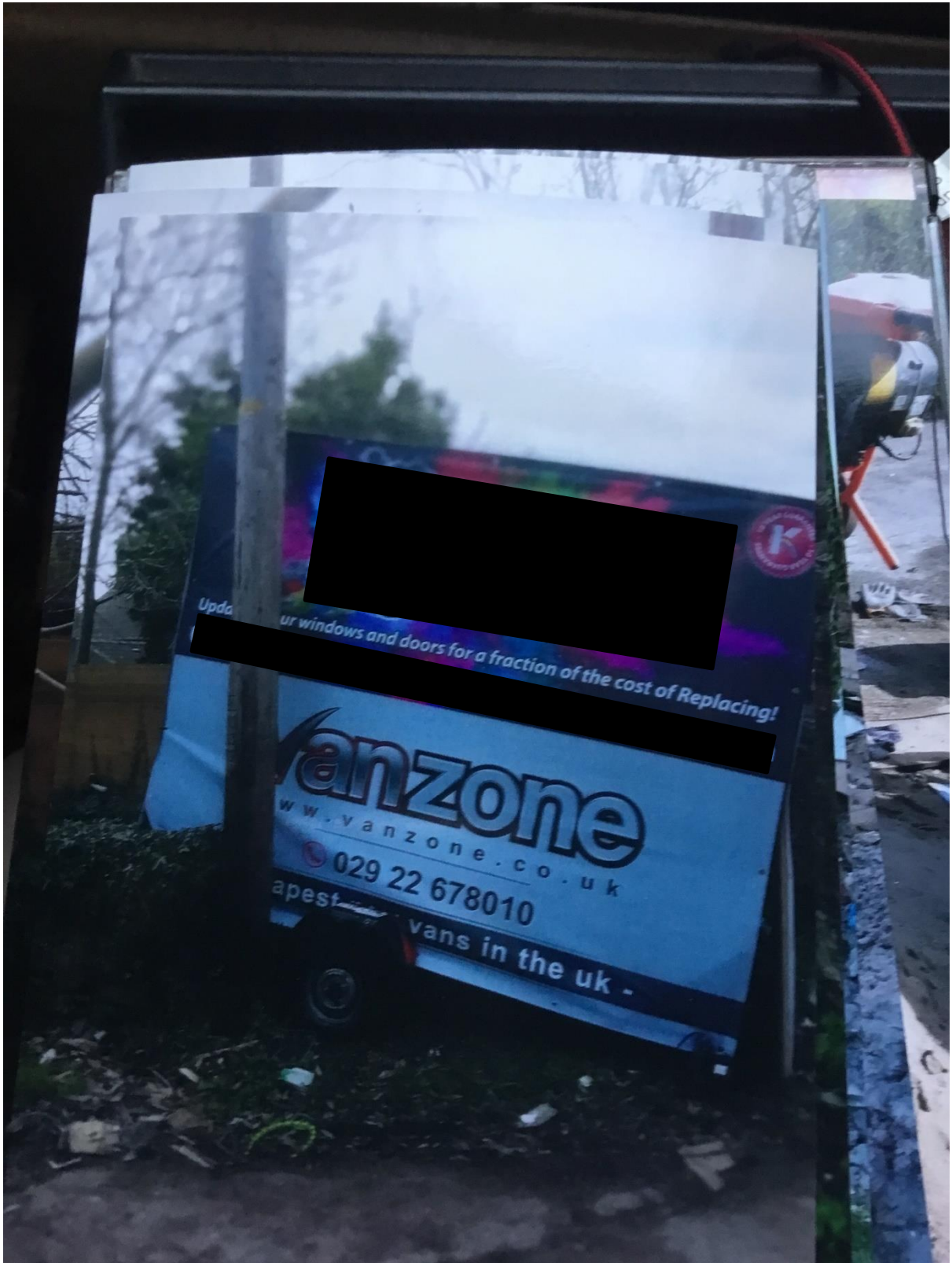
EXISTING DRIVEWAY



PROPOSED EXTENDED DRIVEWAY

DISCLAIMER:
THIS DRAWING IS A DIAGRAMMATIC OVERVIEW
OF THE CLIENTS REQUIREMENTS. ALL DIMENSIONS
NEED TO BE CHECKED ON SITE BY THE BUILDER.
THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR
THE DIMENSIONS AND/ OR SETTING OUT

CLIENT MR C. SHIER	DRAWING TITLE PROPOSED EXTENSION TO EXISTING DRIVEWAY	
ADDRESS 1 CASSY HILL BARRY VALE OF GLAMORGAN CF63 1NE	EXISTING & PROPOSED FLOOR PLANS	
SCALES 1: 50 & 1: 100	DATE OCTOBER 2021	
 LTG Design The key to quality	DRAWING No LTG - SHIER - 001	REV



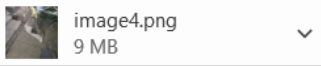
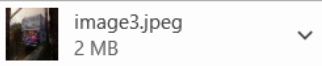
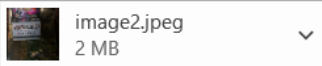
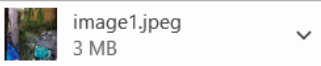
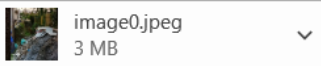
Upda... ur windows and doors for a fraction of the cost of Replacing!

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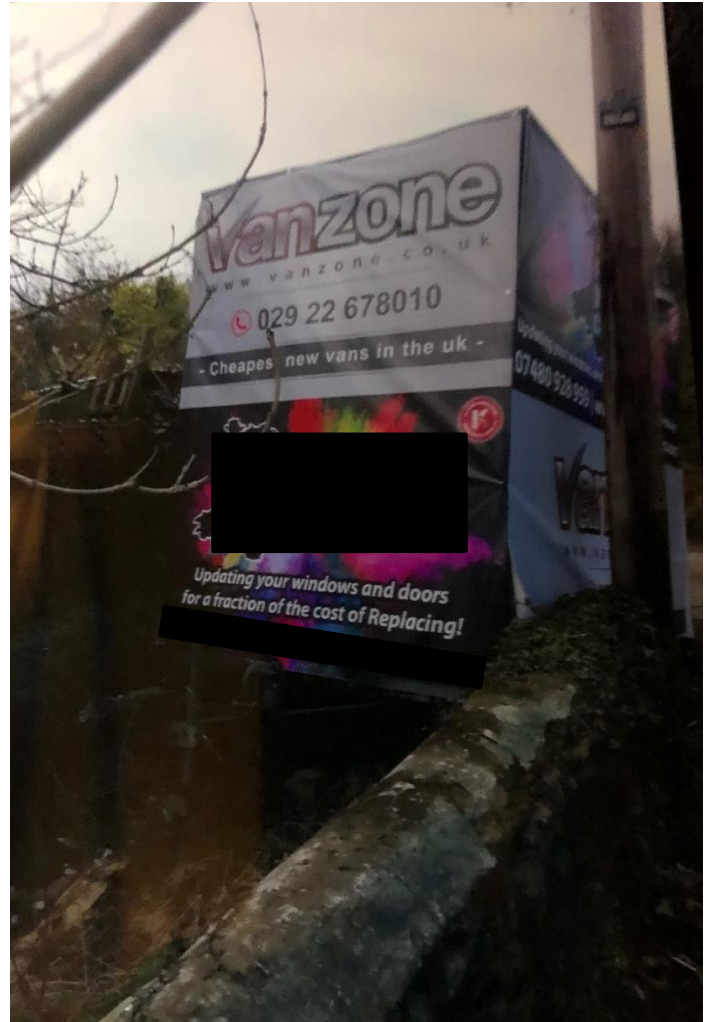


From: [REDACTED]

Sent: 08 February 2022 12:44

To: [REDACTED]

Subject: Fwd: These are photos of the lane before we cleaned it up as you can see our lane door is right down the end and all the rubbish had been unpacked over time and I couldn't get out as when you opened our gate the lane was 2 foot higher than our step so ...





Rubbish before we moved it

PF [Redacted]

Reply Reply All Forward ...

Tue 08/02/2022 23:10



Rubbish is hidden by overgrowth

PF [Redacted]

Reply Reply All Forward ...

Tue 08/02/2022 23:11









A lot of rubbish add been bagged and removed before [redacted] had taken photos

PF [redacted]
To [redacted]

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#) [⋮](#)

Wed 09/02/2022 12:33



Church Terrace



To

[Reply](#) [Reply All](#) [Forward](#) [More](#)

Thu 10/02/2022 17:27

You replied to this message on 11/02/2022 16:56.

I have lived in this house since the 1st October 1971. We were told by [REDACTED] who sold us the property about the boundary walls for the four houses and the lane of Casey Hill boundary wall which carries on down our back garden right through to the wall of the Old School House and number [REDACTED] Coldbrook Rd East. This boundary wall belongs to [REDACTED]

We with the late [REDACTED] maintained the lane every week until he passed away ,then we did it on our own, We stopped clearing it properly when [REDACTED] moved in to Casey Hill and decided to use the lane as a dumping ground we tried clearing but ,as soon as we had then another load of rubbish appeared at one time we had over 5 black bin bags full of clothes shoes etc why they couldn't just carry them to the top of the lane they just chucked them over just passed our lane door.We had always used the lane door and lane as our children used to play up on the common a lot. After [REDACTED] moved [REDACTED] moved in so while it was empty we cleared most of the rubbish out of the lane but by then it was getting higher where a lot of the rubbish had been packed down.about4 years ago during the winter months we didn't clear as it was overgrown and because [REDACTED] at number [REDACTED] Church Terrace had uninvited visitors breaking iNto her house via the lane way luckily she heard them trying to break in and she shouted and they ran off over the common, so she had a fence panel put across her lane door so they couldn't try again,and she asked if we could keep the brambles etc to deter them.

Sadly [REDACTED] passed over a year ago and we started doing the lane again.

Due to our steep front steps it takes almost 5 minutes to get up them with two crutches so it benefits me to use our lane entrance with my electric scooter which at the moment is waiting to be serviced . Only since we lowered the lane to its proper level (it was 2 feet higher than our step outside so I couldn't step up to get out that way or use a scooter.)

I have been waiting to have my right knee replaced it's about 8 years since my left one was done, so it's very painful to walk for long as the pain is too severe, also my back injury was done in 2002 so between my knee and back I'm in constant pain,I'm on prescribed Controlled drugs every 12 hours to help with the pain, so steep steps are really painful to climb.

Also the only other issue in the lane was having it tarmac as heavy rain comes off the common down the lane but luckily soaks through the ground if it were tarmaced it wouldn't drain and run down our gardens and flood our kitchens which are at lower level.

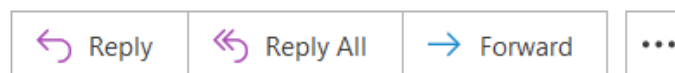
Regards

[REDACTED]

Re: History of rear lane to church terrace



To [REDACTED]
Cc [REDACTED]



Wed 09/02/2022 13:52

You replied to this message on 11/02/2022 16:59.

.....The original deeds to no [REDACTED] Church Terrace show since 1890 that the properties no's 1,2,3,4 the rear lane notes "Together with the right of way and user in common with the vendor and successors in title over and along the lane at the rear of said property". No [REDACTED] has remained within the family of the original owner until 1966. The lane was mowed and kept by no [REDACTED]'s owner and Mr and Mrs [REDACTED] at no [REDACTED]. The lane also comes under the protection of the Conservation Area.

Since [REDACTED] moved into [REDACTED] Cassy Hill he and his builders have constantly blocked the entrance to the lane with first building a business advertising box on top of a trailer. It was explained to him that we could no longer access or leave our properties and was told it would only be there a few weeks!! This was during February 2019. Since then rubble from removing the cement, etc, from the complete side of [REDACTED] Cassy Hill was built up, again over weeks blocking the entrance/exit to the lane. [REDACTED]. The remains of his builders cement was constantly thrown in the rear lane and also washed onto the single track road whereby totally blocking the drain positioned outside the front of no [REDACTED]. [REDACTED] also cut down huge tree branches over the lane from no [REDACTED] and just left them along the lane. Even sawdust from his cutting of logs was tipped in the lane. Loose capping stones from his wall have been pushed into the lane. [REDACTED] has been reported to the council by email for several occasions of fly tipping waste food at the entrance to the lane, ie potatoes, apples, plate food wast

Church Terrace has had full use of the lane since 1897 when the properties were built and no consideration has been taken by both the council or the WCAE in respect to this, and indeed that it's under conservation protection, when deciding to sell to [REDACTED]. In fact over the years every time we have contacted the council regarding the rear lane we've been told that it's private property, and have only just found out from our previous meeting it comes under council care via the WCAE. We are extremely disappointed that we were not notified and that a surveyor was sent out to report his findings without realising the detrimental affect this will have to our homes considering the extremely narrow and steep steps to the front of our properties. It's our escape route should an emergency arise and if either ambulance or fire engine needs access via our rear gates.

No [REDACTED] has now been sold and the new owners will need to reopen their access to the rear lane not only to refurbish the house but to make good a really overgrown garden. The surveyor did not take into any consideration that both middle terraces need the lane also for moving furniture in and out. Hallways to our all terrace homes are as narrow as the front doors.

Looking to the future of placement of recharging points for electric cars this is also only viable from the rear lane, and surely must be taken into serious consideration.

We would also like to be seriously considered as the only viable purchasers of the rear lane.

With kind regards

[REDACTED]