

MEMBERS' UPDATE

CHIEF EXECUTIVE'S OFFICE
CHIEF EXECUTIVE
Fiona Marshall

03 February 2017

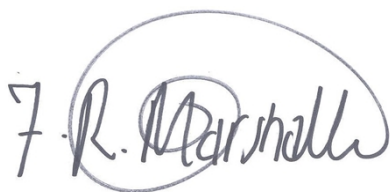
Dear Councillor

NORTH WESTERN AREA PLANNING COMMITTEE - MONDAY 6 FEBRUARY 2017

Please find enclosed the Members' Update for the above meeting, detailing any further information received in relation to the following items of business since the agenda was printed:

8. **FUL/MAL/16/01419 and LBC/MAL/16/01420 - Vaulty Manor, Goldhanger Road, Heybridge** (Pages 3 - 4)
9. **OUT/MAL/16/01490 - Land Adjacent 18 Totham Hill Green, Great Totham** (Pages 5 - 6)
10. **Other Area Planning and Related Matters** (Pages 7 - 8)

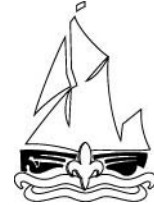
Yours faithfully

A handwritten signature in blue ink, appearing to read 'F. R. Marshall', enclosed within a large, loopy circular flourish.

Chief Executive

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**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
INTERIM HEAD OF PLANNING SERVICES**

to
NORTH WESTERN AREA PLANNING COMMITTEE
6 February 2017

MEMBERS' UPDATE

AGENDA ITEM NO. 8

Application Number	FUL/MAL/16/01419
Location	Vaulty Manor Goldhanger Road Heybridge Essex
Proposal	Wedding gazebo within the enclosed garden of Vaulty Manor
Applicant	Mr Colin Downie - Osea Leisure Park
Agent	Geoffrey Vale - Geoffrey Vale Chartered Architect
Date Valid	6 December 2016
Target Decision Date	07 March 2017
Case Officer	Yee Cheung, Tel: 01621 876220
Parish	GOLDHANGER
Reason for Referral to the Committee / Council	The planning application and Listed Building Consent both fall under the parishes of Goldhanger and Heybridge and therefore would need to be considered by Members at the North Western Area Planning Committee and Central Area Planning Committee.
Application Number	LBC/MAL/16/01420
Location	Vaulty Manor Goldhanger Road Heybridge Essex
Proposal	Wedding gazebo within the enclosed garden of Vaulty Manor
Applicant	Mr Colin Downie - Osea Leisure Park
Agent	Geoffrey Vale - Geoffrey Vale Chartered Architect
Target Decision Date	31.01.2017
Case Officer	Yee Cheung, Tel: 01621 876220
Parish	GOLDHANGER
Reason for Referral to the Committee / Council	The planning application and Listed Building Consent both fall under the parishes of Goldhanger and Heybridge and therefore would need to be considered by Members at the North Western Area Planning Committee and Central Area Planning Committee.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Statutory Consultees and Other Organisations (*summarised*)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Environment Agency	The site is in an area of flood risk. EA has advised that in managing flood risk, is for the Council to consult the Emergency Planner when making decisions.	Noted
Emergency Planner	No objection subject to a condition for a flood water evacuation plan to be presented on site	Noted
SUDs Team	The scheme is unlikely to have much of an impact on surface water drainage.	Noted
ECC Highways	No objection	Noted

**CIRCULATED
BEFORE THE
MEETING**



REPORT of INTERIM HEAD OF PLANNING SERVICES

to
**NORTH WESTERN AREA PLANNING COMMITTEE
6 FEBRUARY 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 9

Application Number	OUT/MAL/16/01490
Location	Land Adjacent 18 Totham Hill Green, Great Totham
Proposal	Erect detached bungalow with integral garage, and layout parking and amenity areas.
Applicant	Mr & Mrs L And R De Belligny
Agent	Mr Stewart Rowe - The Planning And Design Bureau Ltd
Date Valid	22 December 2016
Target Decision Date	16 February 2017
Case Officer	Emily Hall, TEL: 01621 875744
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	Member Call In

7.2 Representations received from Interested Parties (*summarised*)

7.2.1 Letters were received **objecting** to the application from the following and the reasons for objection are summarised as set out in the table below:

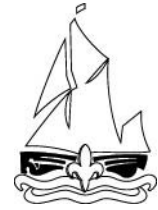
- Mr & Mrs D. Harris, 19 Totham Hill Green, Great Totham
- C. A. Heaviside, 12 Totham Hill Green, Great Totham

Objection Comment	Officer Response
Application site is outside of the settlement boundary	Noted
Development would harm the character of the area	Noted
Site is remote from community and transport services	Noted
Worried about future applications	Noted
Concern about highways safety	Noted
<u>Removal of agent hedge would be detrimental to appearance of the streetscene</u>	<u>Noted</u>
<u>Great Totham is poorly served by public transport</u>	<u>Noted</u>
<u>Proposed development is unsustainable</u>	<u>Noted</u>

7.2.2 Letters were received **in support** of the application from the following and the reasons for support are summarised as set out in the table below:

- Mrs Lockett, 11 Staplers Heath, Great Totham
- ~~Mr Goodchild, 10A Totham Hill Green, Great Totham~~
- ~~Mr & Mrs J. Gegan, Winwoof Lodge, Totham Hill Green, Great Totham~~
- Mr & Mrs Whitney, 31 Totham Hill Green, Great Totham
- Mr Wakelin, 2 Jepcracks Farms, Church Road, Great Totham
- Mr Reynolds, Longfield, Plains Road, Great Totham
- Mr Frost, Perrins, Colchester Road, Great Totham
- Mr & Mrs Gegan, Winwoof Lodge, Totham Hill Green, Great Totham
- M. J. Phillis, Godfreys Farmhouse, Sheepcoates Lane, Great Totham
- ~~Mr P. Whitnall, 19 Totham Hill Green, Great Totham~~
- ~~Miss A. Gregory, 13 Spring Lane, Great Totham~~
- ~~Mr & Mrs Marshall, Sheepcoates Hall, Sheepcoates Lane, Great Totham~~
- ~~Mrs R. Hamilton, Lawns Farm, 29 Plains Road, Great Totham~~

Supporting Comment	Officer Response
Proposal will tidy up the plot and round off the development in the area	Noted
Design of dwelling in keeping	Noted
Development would not harm the character of the area	Noted
Development would not harm the amenities of neighbouring occupiers	Noted
<u>Development is sustainable</u>	<u>Noted</u>



**REPORT of
INTERIM HEAD OF PLANNING SERVICES**

**to
NORTH WESTERN AREA PLANNING COMMITTEE
6 FEBRUARY 2017**

MEMBERS' UPDATE

PAGE 59 ITEM 2 APPEAL DECISIONS

FUL/MAL/16/00353 (Appeal Ref: APP/X1545/W/16/3159655)

Proposal: Demolition of existing dwelling and erection of a replacement dwelling with associated triple garage

Address: Great Canney Cottage, Hackmans Lane, Purleigh, Essex, CM3 6RP

APPEAL DISMISSED – 27 January 2017

DECISION LEVEL: Delegated

OUT/MAL/15/01342 (Appeal Ref: APP/X1545/W/16/3152640)

Proposal: Outline planning permission for demolition of existing dwelling and erection of up to 52 residential dwellings with associated vehicular access.

Address: Land Rear Of 9 Church Road - Wickham Bishops

APPEAL ALLOWED – 1 February 2017

DECISION LEVEL: Delegated

Please note the appeal decision outcome below which wasn't reported clearly on the agenda:

OUT/MAL/16/00048 (Appeal Ref: APP/X1545/W/16/3155011)

Proposal: Outline application for a single dwelling

Address: Land Between Heath House And Little Braxted House, Braxted Road, Little Braxted

APPEAL DISMISSED – 19 January 2017

DECISION LEVEL: Committee as per Officer recommendation to refuse

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