

MEMBERS' UPDATE

CHIEF EXECUTIVE'S OFFICE
CHIEF EXECUTIVE
Fiona Marshall

02 March 2018

Dear Councillor

NORTH WESTERN AREA PLANNING COMMITTEE - MONDAY 5 MARCH 2018

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:

5. **FUL/MAL/17/01228 - Poultry Sheds Moors Farm Chase Little Totham Essex**
(Pages 3 - 4)
7. **FUL/MAL/17/01389 - Land at junction of Captains Wood Road and Maypole Great Totham** (Pages 5 - 6)

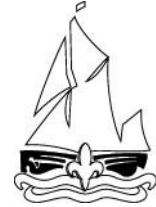
Yours faithfully

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

Chief Executive

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**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
5 MARCH 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	FUL/MAL/17/01228
Location	Poultry Sheds Moors Farm Moors Farm Chase Little Totham Essex
Proposal	Section 73A application for the use of part of site for open storage of building materials together with the formation of a hard surfaced area as a vehicle turning facility and the use by two machines/vehicles, following demolition of two poultry rearing houses.
Applicant	Mr. Purdy
Agent	Mr. Peter Le Grys - Stanfords
Target Decision Date	16.03.2018
Case Officer	Spyros Mouratidis, Tel: 01621 875841
Parish	LITTLE TOTHAM
Reason for Referral to the Committee / Council	Member Call In

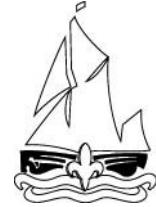
7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.2. Statutory Consultees and Other Organisations (*summarised*)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Highways Authority	No objection to the proposal as submitted - The application is retrospective and has been operating for close to 24 months. There are no recorded Personal Injury Collisions (PIA's) close to or associated with the site or its activities. Vehicular access is taken from Park Wood Lane and no access is proposed from Moors Farm Chase (line of PRoW FP 7 Little	Comment noted. Please see section 5.4 of the report.

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
	<p>Totham). The vehicular movements continue to be less than those associated with the previous lawful use. The storage of building materials is unlikely to generate significant vehicular movements on its own. The existing highway network is likely to accommodate the vehicular movements generated by the sites activities and the expected size of vehicles visiting the site as submitted. If permission is granted the site should be limited in its use by condition to the use as described in the application form or amended as the Council sees fit. The site should be limited in scale of the operation to prevent the generation of unnecessary and uncontrolled vehicular movements on the rural network. The turning and manoeuvring facilities for service and delivery vehicles should be retained in the submitted form thereafter. A formal car parking facility for employees and any visitors being provided within the site signed and retained thereafter for that sole use.</p>	
Lead Local Flood Authority	No objection – It is considered unlikely there would be significant flooding on or off site due to the development.	Comment has been noted. See section 5.6 of the report.

**CIRCULATED
BEFORE THE
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**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
5 MARCH 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 7

Application Number	FUL/MAL/17/01389
Location	Land at junction of Captains Wood Road and Maypole Road, Great Totham
Proposal	Variation of condition 3 (number of caravans), 4 (siting of static caravan) and 12 (approved plans) of Appeal Decision ref: APP/X1545/A/14/222038; change of use of part of the land for the stationing of caravans for residential purposes as an extension to an existing Gypsy and Traveller site; and relocation of existing stable building
Applicant	Mr Cooper
Agent	Green Planning Studio Ltd.
Target Decision Date	06.03.2018
Case Officer	Kathryn Mathews, Tel: 01621 875805
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	Member Call In

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.4 Representations received from Interested Parties.

7.4.1 Since the officer report was drafted, three additional submissions have been received:

- Roy Williams, 5 Captains Wood Road, Great Totham
- Neal Johnson, 9 Captains Wood Road, Great Totham
- Graham Lucas, 11 Captains Wood Road, Great Totham

Objection Comment	Officer Response
Objectors did not receive notification of the application. The short notice that one of the objectors has had prevents them from being able to attend the committee meeting and they therefore intend to challenge any approval.	A site notice was posted and letters were sent to neighbouring properties. Two of the objectors highlight that they are not an immediate neighbour: the consultation that has occurred is in line with the requirements of legislation.
The posting of a site notice is inadequate as	See comment above.

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<p>the objector does not go past the application site due to a lack of highway safety.</p> <p>The road has 9 houses and this would increase the number of pitches to 9 within the same road which is excessive for one location.</p> <p>The provision of sites should be directed towards other areas.</p>	<p>The principle of development is addressed at sections 5.1 and 5.2 of the Officer report. The proposal is to increase the number of pitches at the site from 1 to 3.</p> <p>There is no policy to restrict the location of pitches.</p>
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