

## MEMBERS' UPDATE

CHIEF EXECUTIVE'S OFFICE  
CHIEF EXECUTIVE  
Fiona Marshall

08 June 2018

Dear Councillor

### **NORTH WESTERN AREA PLANNING COMMITTEE - MONDAY 11 JUNE 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/18/00160 - Land South Of The Grange, Herbage Park Road, Woodham Walter, Essex** (Pages 3 - 4)
  
8. **LBC/MAL/18/00413 - Stow Maries Aerodrome Hackmans Lane Cold Norton Essex** (Pages 5 - 6)
  
9. **OUT/MAL/18/00540 - Land South Of Wheelers Farm, Plains Road, Great Totham** (Pages 7 - 8)

Yours faithfully

A handwritten signature in black ink, enclosed in a large oval. The signature reads "F. R. Marshall".

Chief Executive

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**CIRCULATED  
BEFORE THE  
MEETING**



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

**to**

**NORTH WESTERN AREA PLANNING COMMITTEE**

**11 JUNE 2018**

### **MEMBERS' UPDATE**

#### **AGENDA ITEM NO. 5**

<b>Application Number</b>	<b>FUL/MAL/18/00160</b>
<b>Location</b>	Land South Of The Grange Herbage Park Road Woodham Walter Essex
<b>Proposal</b>	Residential development for one detached dwelling
<b>Applicant</b>	The Warren Estate Ltd
<b>Agent</b>	Mr David Wallis - Smart Planning Ltd
<b>Target Decision Date</b>	18.04.2018
<b>Case Officer</b>	Yee Cheung 01621 876220
<b>Parish</b>	<b>WOODHAM WALTER</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In The planning application has been called in by Cllr Durham on the grounds of public interest and that some of the reasons for objection in consultation responses are not factually correct

#### **Additional Information**

Since the publication of the Agenda, consultation response has been received from the Coast and Countryside Officer regarding the application. The response has been summarised below:-

- Concern about the development on this site because it impacts on the intrinsic landscape character and beauty of the countryside, as well as the ecology
- No landscape impact studies carried out
- There are anomalies in both the ecology and arboriculture reports for this proposed scheme as these have been submitted unmodified from the four property proposal. These baseline reports should be adjusted to recognise the revised scheme of one dwelling and to ensure their recommendations are appropriate
- The Extended Phase 1 Habitat Survey recommends that further surveys for bats, reptiles and invertebrates should be carried out and these need to be carried out before determination. In addition the Phase 1 study calls for planting and other features as mitigation for tree and other habitat loss and where this is to go needs to be shown on the layout plan in order to meet the requirements of Local Development Plan Policy N2 Natural Environment, Geodiversity and Biodiversity.

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**AGENDA ITEM NO. 8**

<b>Application Number</b>	<b>LBC/MAL/18/00413</b>
<b>Location</b>	Stow Maries Aerodrome Hackmans Lane Cold Norton Essex
<b>Proposal</b>	Structural stabilisation works to buildings 29, 31, 32, 33, 33A and 34 replacement and repair of existing timber windows and doors.
<b>Applicant</b>	The Trustees - Stow Maries Great War Aerodrome Trust
<b>Agent</b>	Mr Daniel Whent - Purcell
<b>Target Decision Date</b>	01.06.2018
<b>Case Officer</b>	Yee Cheung
<b>Parish</b>	<b>COLD NORTON</b>
<b>Reason for Referral to the Committee / Council</b>	The Listed Building Consent has been called in by Cllr White on the grounds of public interest

**For Information**

It is noted that a typographical error has been made in Section 6.3 of the officer report. The Environmental Health Services (EHS) comment should be omitted from the report as they were not originally consulted.

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DIRECTOR OF PLANNING AND REGULATORY SERVICES**

**to  
NORTH WESTERN AREA PLANNING COMMITTEE  
11 JUNE 2018**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 9**

<b>Application Number</b>	<b>OUT/MAL/18/00540</b>
<b>Location</b>	Land South Of Wheelers Farm, Plains Road, Great Totham
<b>Proposal</b>	Erection of detached dwelling in connection with a rural business
<b>Applicant</b>	Upson Mowers
<b>Agent</b>	Mr, Peter Le Grys – Stanfords
<b>Target Decision Date</b>	<b>28 June 2018</b>
<b>Case Officer</b>	Hilary Baldwin
<b>Parish</b>	<b>GREAT TOTHAM</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call-In: Cllr. John Keyes Reason: Applicant has a business which services the local area.

**7. CONSULTATIONS AND REPRESENTATIONS RECEIVED**

**7.1 External Consultees**

<b>Name of Internal Consultee</b>	<b>Comment</b>	<b>Officer Response</b>
ECC Highway Authority	<p>No objection subject to conditions relating to:</p> <ul style="list-style-type: none"><li>1 Vehicular access to be at right angles and minimum of 3.7m</li><li>2 Appropriate bridging/piping of drainage ditch/watercourse</li><li>3 Visibility splays to be 2.4m by 25m each way.</li><li>4 Vehicular turning facility within the site</li><li>5 Off street parking to accord with details contained within current parking standards</li><li>6 Any garage provided shall have its vehicular door facing the</li></ul>	Noted.

Name of Internal Consultee	Comment	Officer Response
	<p>highway and be a minimum of 6m from the highway boundary</p> <p>7 Appropriate cycle storage to be provided</p>	

### Officer Response

At the time of writing the original report, the Highway Authority had not provided recommended conditions. As stated within that report, there was no objection to the proposal in terms of highway safety. With the exception of cycle storage, which could be accommodated within the site, the conditions are considered appropriate and necessary and can be appended to any subsequent grant of permission.

### 7.3 Representations received from Interested Parties (*summarised*)

**7.3.1** Nine additional letters of support for the application have been received and the reasons for support are summarized as set out in the table below:

Supporting Comments	Officer Response
<p>Reduce travelling time for the applicant and therefore reduce pollution.</p> <p>Improve security of the business.</p> <p>Increase efficiency of the business by having more managers on site.</p> <p>Provide support for other local business.</p> <p>Beneficial for the manager to be local</p> <p>Will not impact upon other properties and the development will enhance local work opportunities</p> <p>Will no impact upon local area and land has not been used</p> <p>Building will not hinder anybody in the area</p> <p>This local business need support</p> <p>They are a respectable and honourable family</p> <p>The application goes beyond housing and will benefit the local community</p> <p>The business requires an on-site manager and employs 10 local residents</p> <p>Granting permission would allow the business to continue to provide essential support for local agricultural needs and ensure continued employment of 10 local residents</p> <p>The family is a great asset to the area and the business provides essential services to other businesses and clubs in the local area</p>	<p>The comments of supporters are noted.</p>