

MEMBERS' UPDATE

CHIEF EXECUTIVE'S OFFICE
CHIEF EXECUTIVE
Fiona Marshall

06 July 2018

Dear Councillor

NORTH WESTERN AREA PLANNING COMMITTEE - MONDAY 9 JULY 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. **FULMAL1800436 - Land at Benton Manor, Wickham Hall Lane, Wickham Bishops, Essex** (Pages 3 - 4)
6. **RESMAL1800558 - Manor Farm, The Avenue, North Fambridge, Essex, CM3 6LZ** (Pages 5 - 6)

Yours faithfully

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

Chief Executive

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**CIRCULATED
BEFORE THE
MEETING**



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

to
**NORTH WESTERN AREA PLANNING COMMITTEE
9 JULY 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	FUL/MAL/18/00436
Location	Land at Benton Manor, Wickham Hall Lane Wickham Bishops Essex
Proposal	Change of use of disused agricultural land to residential use marked area 'A' and Change of use of disused agricultural land to residential use marked area 'B'. The proposal includes an access gate and hardstanding on land marked area B.
Applicant	Mr Mark Sherriff
Agent	Mr Mike Smith - Metcalfe Briggs Surveyors
Target Decision Date	18.07.2018
Case Officer	Yee Cheung
Parish	Wickham Bishops
Reason for Referral to the Committee / Council	The planning application has been called in by Councillor Bass on the grounds of public interest

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Wickham Bishops Parish Council	<p>First Response: No objection subject to condition that there will be no future development of the land</p> <p>Second Response: The appearance of the gate and hardstanding urbanising effect on the locality, which had a negative impact on the character of the green and leafy rural lane</p>	<p>First Response Noted. This can be dealt with by the removal of permitted development rights should the planning application be removed</p> <p>Second Response Noted. The gate and hardstanding has been addressed in the officer report</p>

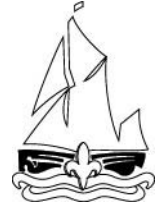
7.3 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Coast and Countryside Officer	Object: The proposed residential garden on this scale would be out of keeping with the natural landscape character allowing the introduction of hard surfacing, seating, trellis, children's play facilities, and ornamental plant species, and potentially new structures that would have a significant impact on the countryside character. This landscape is judged as highly sensitive in the District Landscape Character Assessment.	Noted. The domestic paraphernalia is addressed in Sections 5.2.6 and 5.2.8 in the officer report.

Additional Information

Since the publication of the Agenda, a letter dated 4 July 2018 and a number of photographs have been submitted by the Agent in support of the planning application. The photographs showing the access point is particularly useful as it shows a traditional timber post and rail fence and a five bar gate which is considered appropriate to the rural area. The proposal shows a close boarded timber fence and gate which appears as an incongruous feature when viewed along Wickham Hall Lane.

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

**to
NORTH WESTERN AREA PLANNING COMMITTEE
9 JULY 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	RES/MAL/18/00558
Location	Manor Farm The Avenue North Fambridge Essex CM3 6LZ
Proposal	Reserved matters application for the approval of access, appearance, landscaping, layout and scale on approved planning application OUT/MAL/14/01018 (Outline planning application for up to 30 dwellings)
Applicant	David Wilson Homes
Agent	N/A
Target Decision Date	3 August 2018
Case Officer	Yee Cheung
Parish	North Fambridge
Reason for Referral to the Committee / Council	Member Call In by Cllr White

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.8 Statutory Consultees and Other Organisations (*summarised*)

Environment Agency

A consultation response was received from the Environment Agency late on 5th July 2018 stating that they have no objection to the application subject to the imposition of a condition relating to foul water infrastructure. At the time of writing this Member's Update, Officers have not completed their assessment of this suggestion and are seeking further clarification from the Environment Agency in respect of this matter. It is however noted that conditions have been imposed to address this matter previously and are due to be considered under the terms of discharge of condition application MAL/DET/18/05092/. A verbal update in relation to this matter will be provided at the committee meeting.

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