

## MEMBERS' UPDATE

HEAD OF PAID SERVICE'S OFFICE  
HEAD OF PAID SERVICE  
Richard Holmes

01 February 2019

Dear Councillor

### **NORTH WESTERN AREA PLANNING COMMITTEE - MONDAY 4 FEBRUARY 2019**

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/18/01425 - The Pavilion, Braxted Park, Braxted Park Road, Great Braxted** (Pages 3 - 4)
6. **HOUSE/MAL/18/01453 - 38 Blacksmiths Lane, Wickham Bishops** (Pages 5 - 6)

Yours faithfully



Head of Paid Services

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**CIRCULATED  
BEFORE THE  
MEETING**



**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

**to  
NORTH WESTERN AREA PLANNING COMMITTEE  
4 FEBRUARY 2019**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 5**

<b>Application Number</b>	<b>FUL/MAL/18/01425</b>
<b>Location</b>	The Pavilion Braxted Park Braxted Park Road Great Braxted
<b>Proposal</b>	Retention of Pavilion at Braxted Park
<b>Applicant</b>	Braxted Capital Management Limited
<b>Agent</b>	Mrs Nicola Bickerstaff – Strutt and Parker
<b>Target Decision Date</b>	23.01.2019
<b>Case Officer</b>	Hannah Bowles
<b>Parish</b>	Great Braxted
<b>Reason for Referral to the Committee / Council</b>	Member call in from Councillor Keyes due to public interest

**7 CONSULTATIONS AND REPRESENTATIONS RECEIVED**

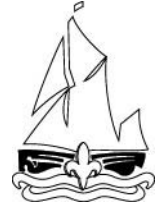
**7.2 Statutory Consultees (*summarised*)**

<b>Name of Statutory Consultee</b>	<b>Comment</b>	<b>Officer Response</b>
Historic England	Historic England has no objection to the application on heritage grounds. While we do have concerns, we consider that the application meets the requirements of the NPPF, in particular paragraph numbers 196.	Noted.
Essex Gardens Trust	It is difficult to dispute the conclusion that for the moment the less than substantial harm to the setting is outweighed by the economic benefits which have helped make it possible to restore the Braxted Park estate. However, it should be recognised that this is not a long term solution. The marquee has only proved acceptable because its appearance is	Noted.

Agenda Item no. 5

Name of Statutory Consultee	Comment	Officer Response
	largely screened within the northern compartment of the walled garden. It is not a structure that compliments the wider setting, and indeed now that the surrounding garden and surroundings have been restored to a high standard, it appears increasingly incongruous. Eventually it should either be removed or replaced by a sensitively designed building.	

**CIRCULATED  
BEFORE THE  
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**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

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**to  
NORTH WESTERN AREA PLANNING COMMITTEE  
4 FEBRUARY 2019**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 6**

<b>Application Number</b>	<b>18/01453/HOUSE</b>
<b>Location</b>	38 Blacksmiths Lane, Wickham Bishops
<b>Proposal</b>	Single storey pitched roof outbuilding
<b>Applicant</b>	Mr Steve Challis
<b>Agent</b>	Mr Richard Bailey – RJB Architect
<b>Target Decision Date</b>	05.02.2019
<b>Case Officer</b>	Hayleigh Parker-Haines
<b>Parish</b>	Wickham Bishops
<b>Reason for Referral to the Committee / Council</b>	Member Call In - Councillor H Bass – public interest

Section 5.3.4 of the Officer's report should be replaced with the following paragraph:

The proposed outbuilding would sit a minimum of 0.2 metres from the shared boundary with Stratton and approximately 8 metres from the neighbouring dwellinghouse. It is noted that the land to the south of the application site is 1 metre lower than that of the application site and that the neighbouring dwellinghouse is angled in such a way that the dwelling faces partially away from the proposed outbuilding which would reduce the impact in regards to loss of light. There are no windows proposed on the southern elevation facing this property which avoids any issues in regards to loss of privacy to the neighbouring occupiers. Furthermore, due to the single storey nature of the proposed development and the orientation of the properties, it is not considered that the proposed development would cause an unacceptable impact in regards to loss of light or cause the outbuilding to have an overbearing impact on this neighbouring property.

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