

## MEMBERS' UPDATE

DIRECTOR OF STRATEGY,  
PERFORMANCE AND  
GOVERNANCE'S OFFICE  
DIRECTOR OF STRATEGY, PERFORMANCE  
AND GOVERNANCE  
Paul Dodson

23 September 2020

Dear Councillor

### **NORTH WESTERN AREA PLANNING COMMITTEE - WEDNESDAY 23 SEPTEMBER 2020**

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. **20/00641/FUL - Land North West of Fernbrook Hall, Mope Lane, Wickham Bishops** (Pages 3 - 4)
  
6. **20/00678/FUL - Agricultural Barns Adjacent 31 Plains Road, Great Totham**  
(Pages 5 - 6)

Yours faithfully



Director of Strategy, Performance and Governance

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**CIRCULATED  
BEFORE THE  
MEETING**



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

to  
**NORTH WESTERN AREA PLANNING COMMITTEE  
23 SEPTEMBER 2020**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 5**

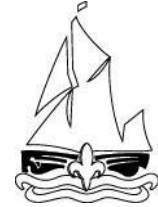
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|---|--|
| <b>Application Number</b>                             | <b>20/00641/FUL</b>  |
| <b>Location</b>                                       | Land North West Of Fernbrook Hall Mope Lane Wickham Bishops                                    |
| <b>Proposal</b>                                       | Demolition of the existing stable block and the construction of a five bedroom detached house. |
| <b>Applicant</b>                                      | Mrs Paula Betchel  |
| <b>Agent</b>  | Raymond Stemp Associates   |
| <b>Target Decision Date</b>                           | 22.09.2020 EOT 24.09.2020  |
| <b>Case Officer</b>                                   | Hannah Bowles  |
| <b>Parish</b>   | Wickham Bishops  |
| <b>Reason for Referral to the Committee / Council</b> | Member call in by:<br>Cllr. Jarvis<br>Reason: D1 and H4  |

A letter from the agent was submitted following the publication of the Parish Councils Objection, the letter is summarised below:

| <b>Comment</b>  | <b>Officer Response</b>   |
|---|---|
| Mrs Betchel lives in Fernbrook Hall, which is a large substantial property. Since her husband died, she is finding her home far too large for her needs but wants to remain living in the village in a comfortable property to meet her requirements. | The comments are noted. However, this would not justify the erection of a dwelling that is contrary to the LDP.                                     |
| The Parish Council recommended refusal as the site falls outside the defined boundaries of the village. That is a fact, but it is considered that other material considerations exist which fully support the proposals.                              | The benefits of the scheme are highlighted within the Officers report. However, they do not outweigh the harm that would be caused by the proposal. |
| Wickham Bishops is renowned for the number of large substantial houses that have been built around the outskirts of the village. However, all these new   | The presence of other dwellings beyond the settlement boundary of Wickham Bishops does not weigh in favour of the proposal.                         |

| <b>Comment</b>   | <b>Officer Response</b>  |
|--|--|
| dwellings were not located within the defined settlement.  |  |
| The application site includes an existing stable block and the removal of the ménage. The site therefore falls within the definition of previously developed land, which is a material consideration in this proposal and insufficient weight has been given to this aspect of the proposal by the Parish Council.   | The site forms part of the grounds of Fernbrook Hall and at the time of the Officers site visit it was noted that horses were present on the site. Therefore, it has not been adequately demonstrated that the site does not have a current use. The Council do not consider the land to form PDL. |
| The removal of the stable building and replacing it with an attractive dwelling would result in a visual improvement to the character and appearance of the area.  | The removal of a low level building with rural qualities and replacement with a three storey dwelling is not considered to result in visual improvement to the site.   |
| The proposal does conform to paragraph 79 of the NPPF which a further material consideration is.   | The LPA do not consider this to be the case.   |
| Falling within the Applicant's ownership is Mope Wood, an ancient woodland. The proposal does not intrude into the ancient woodland. The Applicant wishes to ensure that the woodland remains in a healthy state and is prepared to enter into a management agreement with the Council for the management of the woodland, if planning permission is granted. This could be controlled by a legal agreement. This is a very important material consideration to which additional weight needs to be given. | The woodland does not fall within the application site and a condition or planning obligation in this respect would not meet the relevant tests.   |

**CIRCULATED  
BEFORE THE  
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to  
**NORTH WESTERN AREA PLANNING COMMITTEE  
23 SEPTEMBER 2020**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 6**

|   |   |
|---|---|
| <b>Application Number</b>                             | <b>20/00678/FUL</b>   |
| <b>Location</b>                                       | Agricultural Barns Adjacent 31 Plains Road Great Totham   |
| <b>Proposal</b>                                       | Demolition of existing outbuildings and construction of 2no. detached residential dwellings with associated landscaping and vehicle parking   |
| <b>Applicant</b>                                      | Mr Hubble   |
| <b>Agent</b>  | Paul Calder - Real8 Group   |
| <b>Target Decision Date</b>                           | 11.09.2020  |
| <b>Case Officer</b>                                   | Hayleigh Parker-Haines  |
| <b>Parish</b>   | Great Totham  |
| <b>Reason for Referral to the Committee / Council</b> | Member call in from Councillor Siddall<br>Reason: S8 - the re-use of a redundant or disused building that would lead to an enhancement to the immediate setting.<br>D1 – built environment, positive contribution and natural environment (f) |

Responses from Great Totham Parish Council and Environmental Health have been received since the time of writing the report.

**7.1 Representations received from Parish / Town Councils**

| <b>Name of Parish / Town Council</b> | <b>Comment</b>   | <b>Officer Response</b> |
|--------------------------------------|--|-------------------------|
| Little Totham Parish Council.        | The Parish Council supports this application. The barns are in a very poor condition and could not be let out and are an eye-sore  | Comments noted          |
| Great Totham Parish Council          | The Parish Council objects to the application and recommends refusal. The site is in a sensitive rural location outside of the defined settlement boundary for Great Totham where policies of restraint apply. The Council can demonstrate a five year housing land supply to accord with the requirements of the National Planning Policy | Comments noted          |

| Name of Parish / Town Council | Comment  | Officer Response |
|-------------------------------|--|------------------|
|                               | Framework. The site has not been identified by the Council for development to meet future needs for the District and does not fall within either a Garden Suburb or Strategic Allocation for growth identified within the Local Development Plan to meet the objectively assessed needs for housing in the District. |                  |

**7.2 Internal Consultees**

| Name of Internal Consultee | Comment   | Officer Response |
|----------------------------|---|------------------|
| Environmental Health       | No objection subject to the inclusion of conditions should the application be approved. | Comments noted   |