

MEMBERS' UPDATE

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

12 January 2021

Dear Councillor

NORTH WESTERN AREA PLANNING COMMITTEE - WEDNESDAY 13 JANUARY 2021

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. **20/00994/FUL - Little Grange Farm, Marl pits Road, Woodham Mortimer, Essex, CM9 6TL** (Pages 3 - 4)

6. **20/01013/FUL - Willows, Brick House Road, Tolleshunt Major** (Pages 5 - 8)

8. **20/01076/FUL -70 Colchester Road, Great Totham** (Pages 9 - 10)

9. **20/01154/FUL - Barns adjacent to Mosklyns Farm, Chelmsford Road, Purleigh**
(Pages 11 - 12)

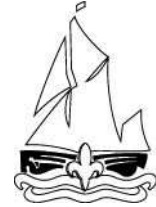
Yours faithfully



Director of Strategy, Performance and Governance

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**CIRCULATED AT
THE MEETING**



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

to
NORTH WESTERN AREA PLANNING COMMITTEE
13 January 2021

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	20/00994/FUL
Location	Little Grange Farm, Marlpits Road, Woodham Mortimer, Essex CM9 6TL
Proposal	Full planning application for the proposed change of use from Agricultural to Dwellinghouse (C3) and associated operational development of the Apple store and Essex barn at Little Grange Farm
Applicant	Mrs Sarah Chenevix-Trench
Agent	Miss Nicole Bushell - Arcady Architects
Target Decision Date	EOT 15.01.2021
Case Officer	Annie Keen
Parish	Woodham Mortimer
Reason for Referral to the Committee / Council	Departure from Local Plan Member Call In – Cllr Jarvis Reason – Policies S1, S8 and D1

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.3 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Ecology	No objection subject to conditions, securing biodiversity mitigation and enhancement measures.	Comments noted

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**CIRCULATED
BEFORE THE
MEETING**



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

to
**NORTH WESTERN AREA PLANNING COMMITTEE
13TH JANUARY 2021**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	20/01013/FUL
Location	Willows, Brick House Road, Tolleshunt Major
Proposal	Proposed alterations to existing kennels and replacement with two log cabins and the erection of replacement kennels
Applicant	Mr And Mrs P O Connor - Benbela Cockapoos
Agent	Mr Mark Jackson - Mark Jackson Planning
Target Decision Date	15.01.2021
Case Officer	Hayleigh Parker-Haines
Parish	Tolleshunt Major
Reason for Referral to the Committee / Council	Member call in from Councillor Thompson Reason: D1 1(d), 2 and 4

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Tolleshunt Major Parish Council.	Object. The Parish Council has concerns about works previously done at this site without appropriate planning concerns. There are also environmental health issues. It is felt that any increase in the current activities at this site will lead to an unacceptable intrusion on the amenities of adjacent properties	Comments noted and are discussed in section 5.1, 5.3 and 5.6 of the report.

7.2 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Environmental Health	No objections. Some concerns in relation to the number of dogs to be kept at the premises for breeding purposes	Comments noted

7.3 External Consultees (*summarised*)

Name of External Consultee	Comment	Officer Response
Essex County Highways	No objections.	Comments noted

7.4 Representations received from Interested Parties (*summarised*)

7.4.1 Representations objecting to the application:

Six letters objecting to the proposal have been received.

Supporting Comment	Officer Response
Noise concerns	Comments noted and are discussed in section 5.3.6 of the report
Odour concerns	Comments noted and are discussed in section 5.3.6 of the report
Parking/access concerns	Comments noted and are discussed in section 5.4 of the report
Building works have commenced prior to planning permission being approved	This is not a material consideration in determining a planning application; legislation allows for retrospective application to be made
The application has been made in the names of Mr and Mrs P O'Connor. Mr O'Connor has not lived at the property for some time	Comments noted – the residence at the property does not stop the named Applicants being the owners of the property and therefore, there are no concerns with the Ownership Certificate that has been provided
There are no details for the existing garage extension – unaware that a change of use to kennels has been granted	Details provided with this application state that the garage is being used as kennels currently. The lawful use of the site is discussed in section 5.1 of this report.
There are no internal details of the garage plans	These are provided on Plan 297-001 REV F
The Kennels would be washed and drained into the pond – This institutes a potential health hazard	This information was not provided as part of the application. Additional information has been provided advise that the run-off from the kennels goes to a water treatment unit that replaced the old cess-pit. Furthermore, environmental health have no concerns in this regard
I have seen a drainage pipe in the garden but this is not shown in the plans	Comments noted

Supporting Comment	Officer Response
The plans do not show the drainage ditch which the pond can and does overflow into – this will cause pollution. There is no overflow facility for the pond.	Comments noted – the Applicant has advised that the pond has an overflow that flows out to the ditch to the back of the property bordering farmers field. It does not overflow into the ditch between properties as the water in there is static. Furthermore, environmental health have raised no concerns in this regard
No provision for waste removal, currently this is stored in a permanent skip on the driveway.	Comments noted and discussed in section 5.6 of this report
In addition to dogs and horses there are chickens, pigeons and ducks at this property	Comments noted
Adjacent properties have been infested with rats	Comments noted
The site does not appear to be paying business rates so is not a business and it is not a smallholding	This is not a planning consideration
No historical evidence for permission for the stables nor the use of the garage for kennels	Comments noted and discussed throughout the report
Concerns in relation to the welfare of the dogs	Comments noted and discussed in section 5.6 of this report
Works had begun on constructing the development prior to permission having been received	The planning system allows for applications to be retrospective in nature and this does not have any weight in the determination of applications.

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**CIRCULATED
BEFORE THE
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**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
13 JANUARY 2021**

MEMBERS' UPDATE

AGENDA ITEM NO. 8

Application Number	20/01076/FUL
Location	70 Colchester Road Great Totham
Proposal	New dwelling
Applicant	Mr Harry Cooper
Agent	Mr Neil Cooper - Signature Group TM LTD
Target Decision Date	16.12.2020 EOT requested
Case Officer	Hannah Bowles
Parish	Great Totham
Reason for Referral to the Committee / Council	Departure from Local Plan.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.2 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Great Totham Parish Council.	No comment.	Noted

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

to
**NORTH WESTERN AREA PLANNING COMMITTEE
13TH JANUARY 2021**

MEMBERS' UPDATE

AGENDA ITEM NO. 9

Application Number	20/01154/FUL
Location	Barns Adjacent to Mosklyns Farm, Chelmsford Road, Purleigh
Proposal	Retention of existing dwelling.
Applicant	Mr & Mrs Strathern
Target Decision Date	14.01.2021
Case Officer	Hayleigh Parker-Haines
Parish	Purleigh
Reason for Referral to the Committee / Council	Member Call In by Councillor Fleming Reason: D1A, D1E, S1.12 and S8

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Purleigh Parish Council	The Parish Council believes that the proposed development is sustainable, complies with planning legislation and does not conflict with policies contained within the LDP and guidance contained within the NPPF	Comments noted

7.2 External Consultees (summarised)

Name of External Consultee	Comment	Officer Response
Essex Country Council highways	No Objections	Comments noted

7.3 Representations received from Interested Parties (*summarised*)

7.3.1 Representations supporting the application:

30 Letters of support have been received.

Supporting Comment	Officer Response
Supports the proposal	Comments noted
The barn has tidied up the farm and lifted the look in the area/Improvement	Comments noted
The conversion is an asset to the local area	Comments noted
There are no negatives and it would be beneficial to the livestock on the farm, the business and Purleigh village in general	Comments noted
The conversion is not out of place and is in a location that other development has taken place.	Comments noted
The conversion ensures the Applicant remains part of the local community, offering sustainability to the shop, public house, village hall and potentially for the nursery and primary school	Comments noted