



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

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

MEMBERS' UPDATE

AGENDA ITEM NO. 9

Application Number	OUT/MAL/18/00540
Location	Land South Of Wheelers Farm, Plains Road, Great Totham
Proposal	Erection of detached dwelling in connection with a rural business
Applicant	Upson Mowers
Agent	Mr, Peter Le Grys – Stanfords
Target Decision Date	28 June 2018
Case Officer	Hilary Baldwin
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	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

Name of Internal Consultee	Comment	Officer Response
ECC Highway Authority	<p>No objection subject to conditions relating to:</p> <ul style="list-style-type: none">1 Vehicular access to be at right angles and minimum of 3.7m2 Appropriate bridging/piping of drainage ditch/watercourse3 Visibility splays to be 2.4m by 25m each way.4 Vehicular turning facility within the site5 Off street parking to accord with details contained within current parking standards6 Any garage provided shall have its vehicular door facing the	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>