

**CIRCULATED  
BEFORE THE  
MEETING**



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

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

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 9**

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

<b>Name of Internal Consultee</b>	<b>Comment</b>	<b>Officer Response</b>
ECC Highway Authority	No objection subject to conditions relating to:  1 Vehicular access to be at right angles and minimum of 3.7m 2 Appropriate bridging/piping of drainage ditch/watercourse 3 Visibility splays to be 2,4m by 25m each way. 4 Vehicular turning facility within the site 5 Off street parking to accord with details contained within current parking standards 6 Any garage provided shall have its vehicular door facing the	Noted.

Agenda Item no. **9**

Name of Internal Consultee	Comment	Officer Response
	highway and be a minimum of 6m from the highway boundary 7 Appropriate cycle storage to be provided	

### 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>