



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

**to
NORTH WESTERN AREA PLANNING COMMITTEE
9 JULY 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	FUL/MAL/18/00436
Location	Land at Benton Manor, Wickham Hall Lane Wickham Bishops Essex
Proposal	Change of use of disused agricultural land to residential use marked area 'A' and Change of use of disused agricultural land to residential use marked area 'B'. The proposal includes an access gate and hardstanding on land marked area B.
Applicant	Mr Mark Sherriff
Agent	Mr Mike Smith - Metcalfe Briggs Surveyors
Target Decision Date	18.07.2018
Case Officer	Yee Cheung
Parish	Wickham Bishops
Reason for Referral to the Committee / Council	The planning application has been called in by Councillor Bass on the grounds of public interest

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Wickham Bishops Parish Council	<p>First Response: No objection subject to condition that there will be no future development of the land</p> <p>Second Response: The appearance of the gate and hardstanding urbanising effect on the locality, which had a negative impact on the character of the green and leafy rural lane</p>	<p>First Response Noted. This can be dealt with by the removal of permitted development rights should the planning application be removed</p> <p>Second Response Noted. The gate and hardstanding has been addressed in the officer report</p>

7.3 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Coast and Countryside Officer	Object: The proposed residential garden on this scale would be out of keeping with the natural landscape character allowing the introduction of hard surfacing, seating, trellis, children's play facilities, and ornamental plant species, and potentially new structures that would have a significant impact on the countryside character. This landscape is judged as highly sensitive in the District Landscape Character Assessment.	Noted. The domestic paraphernalia is addressed in Sections 5.2.6 and 5.2.8 in the officer report.

Additional Information

Since the publication of the Agenda, a letter dated 4 July 2018 and a number of photographs have been submitted by the Agent in support of the planning application. The photographs showing the access point is particularly useful as it shows a traditional timber post and rail fence and a five bar gate which is considered appropriate to the rural area. The proposal shows a close boarded timber fence and gate which appears as an incongruous feature when viewed along Wickham Hall Lane.