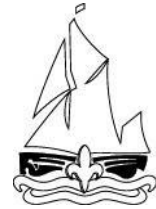


**CIRCULATED
BEFORE THE
MEETING**



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

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

MEMBERS' UPDATE

AGENDA ITEM NO. 5

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

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

Comment	Officer Response
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.

Comment	Officer Response
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.