



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
NORTH WEST AREA PLANNING COMMITTEE
8th November 2023

MEMBERS' UPDATE

AGENDA ITEM NO: 6

Application Number	23/00700/FUL
Location	Harmony Kennels, Brook House, Spar Lane, Purleigh, Chelmsford, Essex, CM3 6QW
Proposal	Proposed single storey dwelling, cart lodge and outbuilding incidental to the proposed dwelling replacing existing outbuildings.
Applicant	Mr and Mrs Lawrence & Moore
Agent	Mr Oscar Dickens – Design Designed Ltd
Target Decision Date	16.10.2023
Case Officer	Juliet Kirkaldy
Parish	PURLEIGH
Reason for Referral to the Committee / Council	Member Call In by Councillor S White with regard to Policies S1 and D1.

5 MAIN CONSIDERATIONS

5.2 Design and Impact on the Character of the Area

- 5.2.5 The applicants have recently submitted revised elevation plans for the proposed outbuilding removing the front porch. Officers have not accepted these revised drawings given that the Committee report had been drafted. However, Members will be shown the revised plans submitted during the Officer presentation.
- 5.2.3 Officers remain concerned that the proposed outbuilding will introduce further built form into the countryside sprawling eastwards of the site. The submitted revised elevation plans do not overcome this. There is no clear and convincing justification for the size of the outbuilding proposed. The supporting letter suggests it would accommodate a hydrotherapy unit although this is not shown on the floor plan. In considering the dismissed appeal (APP/X1545/W/20/3260927) the Planning Inspector raised concern that, 'the proposal would have the effect of appearing to extend the presence of built form into the open countryside. This would be to the detriment of the pattern of development in the immediate surroundings and would cause demonstrable visual harm to the rural landscape beyond'. There is concern that the proposed outbuilding would further extend the built form on the site, sprawling further into the open countryside. Therefore, the benefits of the approved scheme, in terms of consolidating the built form, when considering the existing former kennel buildings/structures which sprawl the site, would have been lost.

5.5 Trees

- 5.5.1 The applicants have also recently submitted a Tree Constraints and Protection Plan in response to the Tree Consultants objection comment which stated that, *'an issue is raised due to the timing of the tree inspection, dated as 6th February 2020, which is 3.5 years ago. Generally, a tree inspection is valid for a period of 1 year. This is due to the trees being living organisms which grow and adapt to their surroundings and climatic conditions. As such, it is not possible to make an informed decision regarding the suitability of this development and its impact on the trees onsite in their current state. The Tree Constraints and Protection Plan is also outdated.'*
- 5.5.2 The Tree Consultant has not been reconsulted on the recently submitted Tree Constraints and Protection Plan. As concluded in the Committee report (paragraph 5.5.10), a condition could be imposed should the application be approved, requiring a Tree Constraints and Protection Plan to be submitted and approved in writing by the Local Planning Authority prior to commencement of works to ensure that trees and roots are protected during construction.