



**REPORT of
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
10 SEPTEMBER 2025**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	25/00403/FUL
Location	Land Rear of Green Man Inn, Green Man Lane, Little Braxted
Proposal	Construction of a detached five bedroomed dwelling
Applicant	Mr J Purdy
Agent	Ms Alice Quinn – Smart Planning Ltd
Target Decision Date	18.06.2025
Case Officer	Fiona Bradley
Parish	Little Braxted
Reason for Referral to the Committee / Council	Departure from Local Plan. Member Call In – Councillor Morgan - additional evidence that counters previous reason for refusal, contentious application to be considered in public.

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED (PAGES 50 – 63)

7.4 Representations received from Interested Parties (summarised)

7.4.1 A further letter has been received objecting to the application and the reasons for objection are summarised in the table below:

Objection Comment	Officer Response
Impact on proximity to Anglian Water pumping station – 24/7 access required; the access can be blocked by Anglian Water tankers and other vehicles for hours at time over consecutive days; the report does not give sufficient consideration to this. Photographs and video evidence has been provided.	Discussed in para. 5.10.1 of the report. The rights of the statutory undertaker are noted and any development on the site would need to ensure access is not impeded. Conflict with access to the pumping station does not justify a reason for refusal. Furthermore, this was not a reason for refusal on the previous application.
Highway safety – unsafe access on adjacent roads for pedestrians.	Discussed in paras 5.1.9 to 5.1.19 of the report.

The application should be considered on its own merits.	Agreed. However, reference is made in the report to other decisions where they are considered material planning considerations.
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