



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

to
**NORTH WESTERN AREA PLANNING COMMITTEE
8 OCTOBER 2025**

MEMBERS' UPDATE

AGENDA ITEM: 6

Application Numbers	25/00545/FUL
Location	Barn At Rosemary Cottage, Barnhall Road, Tolleshunt Knights
Proposal	Change of use of holiday let to dwellinghouse
Applicant	Mr and Mrs Tucker
Agent	Ms Jessica Archer - Whirledge & Nott
Target Decision Date	10.10.2025
Case Officer	Matt Bailey
Parish	TOLLESHUNT KNIGHTS
Reason for Referral to the Committee / Council	Departure from the local plan; Member Call In – Councillor C S Morley

Parish Council Consultation

As part of the Council's standard consultation process, Tolleshunt Knights Parish Council were sent a notification of the application by email on 26th June 2005 (as confirmed by the department's records). Subsequent to the committee report being written, the Parish Council have contacted the planning team to state that they had not originally received a consultation request for the application. Following internal investigations to confirm that the correct process had been followed, and discussions with the Parish Council, the PC Chairman Mr Tungatt has now provided comments on the application which should be read in conjunction with the consultation responses at section 7 of the report – as follows:

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED (PAGE 55)

The response received from Place Services Archaeology has been added at paragraph 7.2:

7.1 *Representations received from Parish / Town Councils*

Name of Parish/Town Council	Comment	Officer Response
Tolleshunt Knights Parish Council	Mr Tungatt (Chairman) on behalf of Tolleshunt Knights PC): <i>There appears to be people living in the 'holiday let' permanently, although I understand this is not a planning issue but an enforcement issue?</i>	Comments noted. Report updated to clarify usage position at para 3.1.4.

Name of Parish/Town Council	Comment	Officer Response
	<p><i>I would appreciate that being investigated by the enforcement officer. Including the main dwelling there appears to be 2 other properties at the rear of, is this overdevelopment of the site?</i></p> <p><i>The current application for this site is for a change of use from a holiday let to a dwelling house. It is stated in the planning documents that it was run as a fully self-catered let from 2011-2021 but that the building has been used as a private dwelling since 2021. This can be verified by the electoral register of 2023 – 2024 which shows two inhabitants at the annexe. This change from holiday let to private dwelling was done without any application at the time for a change of use.</i></p>	<p><i>Principle of Development and impact on amenity already discussed at sections 5.1, 5.2 and 5.3 of the Committee Report.</i></p>

Clarification on Current Use/Occupation

In response to the Parish Council comments, and following discussions with the applicant's agent, the following paragraphs of the report have been updated to more accurately set out the current position at the property.

- 3.1.4 The applicant's supporting planning statement as submitted with the application explains that the property has been operated as a holiday let following permission granted in July 2009 (ref 07/01310/FUL). Due to declining demand for the accommodation following Covid coupled with increased expenses and costs, the applicant took the decision to put the property on the market as a holiday let in late 2021 – whilst in the meantime letting out the property for residential purposes in the absence of any interest in holiday bookings.

Clarification on Access

It is noted that the second sentence of paragraph 5.5.3 incorrectly refers to a shared access road whereas the property benefits from a separate existing access. The paragraph has been updated accordingly.

5.5 Access, Parking and Highway Safety

- 5.5.3 There are no alterations proposed to existing access arrangements. The dwelling would be accessed from an existing private driveway to the left of Barnhall Cottage.

Clarification on Other Matters

It is noted that paragraph 5.7.1 incorrectly refers to an Anglian Water pumping station – this paragraph should be disregarded.

5.7 Other Matters

~~5.7.1 Concerns have been raised regarding the Anglian Water pumping station. The proposed development would not impeded access to this compound. Therefore, Officers raise no objection in terms of impact on the Anglian Water site.~~