



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

to
**NORTH WESTERN AREA PLANNING COMMITTEE
3 DECEMBER 2025**

MEMBERS' UPDATE

AGENDA ITEM: 7

Application Numbers	25/00555/FUL
Location	OS Field 6251, Colchester Road, Great Totham
Proposal	The material change of use of land for the stationing of caravans for residential purposes, and dayrooms and hardstanding ancillary to that use
Applicant	William Draper
Agent	Mr Lee Marbury – Green Planning Studio Ltd
Target Decision Date	5 December 2025 (EoT)
Case Officer	Matt Bailey
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	Departure from the local plan; Member Call In – Councillor J C Hughes

The following two paragraphs are appended to provide additional context specifically in relation to the previously refused application 19/00651/FUL (and associated dismissed appeal ref APP/X1545/W/19/3241506) :

5 MAIN CONSIDERATIONS

5.3 Impact on the Character of the Area

- 5.3.3 It is noted that planning permission was refused for the change of use of a wider plot (including the application site) to form three gypsy pitches with associated access road and hard & soft landscaping in September 2019 (ref 19/00651/FUL). This was subsequently dismissed at appeal in November 2020. In determining the appeal, the Planning Inspector concluded that the scheme would result in *“a diminution of the character and appearance of the countryside landscape and would adversely impact upon its intrinsic beauty even if considered to be of relatively ordinary countryside in appearance”*, noting that *“the proposal includes a considerable amount of open land within the application red line boundary adjacent the proposed pitches. If permission were forthcoming this land would form part of a Traveller site and, as such, related activities could bring about urbanising activity within this part of the site.”*

- 5.3.4 By comparison, the current application scheme proposes a much smaller development, extending to 0.33 hectares as opposed to 2.26 hectares (less than 15% of the original site), and proposes a single plot with considerably reduced level of hardstanding, together with additional soft landscaping to limit any visual effect upon the rural character of the wider site. It is considered that the scale of the proposal in this case is acceptable due to its position to the north-western corner of the wider plot, viewed against the backdrop of The Stables, and taking into account the soft landscaping proposed.