

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
CHEIF EXECUTIVE**

**to
SOUTH EASTERN AREA PLANNING COMMITTEE
9 OCTOBER 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 9

Application Number	FUL/MAL/17/00860
Location	Barn Little Ashtree Farm, Steeple Road, Mayland, Essex
Proposal	Conversion of barn to residential. Alterations to existing openings, together with insertion of new windows and rooflights. Replacement of external wall and roof cladding.
Applicant	Mr Wiffen
Agent	Andy Hall - Tyburn Consulting Limited
Target Decision Date	1 st November 2017
Case Officer	Anna Tastsoglou
Parish	Mayland
Reason for Referral to the Committee / Council	Departure from the Local Development Plan 2017 Member Call In

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.3 Internal consultees

Name of Internal Consultee	Comment	Officer Response
Environmental Health	No objection subject to condition in relation to submission of details of surface water and foul drainage scheme. It is also noted that a questionnaire about previous sure of the barn has been sent to the applicant from the Environmental Health Services, which should be returned.	Comments noted. Condition 9 of the officer's report has been amended to accord with the recommended condition.

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7.4 Representations received from Interested Parties

Following publication of the Officers Report, Mr A Hall (agent of the application) responded to the comments raised by the objector, as follows:

- The current submission seeks to amend details forming part of the ‘prior approval’ application (COUPA/MAL/16/00308), which shows the existing building being retained in its current position and would be unaltered.
- It is acknowledged that one elevation of the existing building is located on the property boundary. As such, there are technical issues that will need to be addressed as part of the Building Regulations process, however, we do not feel that this is a material planning issue.
- Concerning the issue of overlooking, it should be noted that the current proposals are not dissimilar to those contained within the ‘prior approval’ consent. The extant scheme shows two bedrooms with windows on the South elevation and the current scheme contains three, one of which is a bathroom window and it would be glazed in obscure glass.
- The objection states that a new opening has been created for benefit the current application. I confirm that this is an existing opening. The applicant exposed the aperture whilst undertaking preparatory works in relation to the ‘prior approval’ scheme
- The applicant have commenced with preliminary works which they are entitled to undertake under the extant consent (COUPA/MAL/16/00308).
- For the avoidance of doubt, the metal tank referred to within the objection is a foul water treatment unit (a septic tank).
- The objection makes reference to new windows being shown on the plans, but not on the elevation drawings. This is not the case.
- Reference is made to the existing hedge, which will not be affected by the current application.

8. PROPOSED CONDITIONS OR REASONS FOR REFUSAL, INCLUDING HEADS OF TERMS OF ANY SECTION 106 AGREEMENT

PROPOSED CONDITIONS OR REASONS FOR REFUSAL

Amended condition 9 to read, as follows:

Prior to the commencement of the development details of the surface water and foul drainage scheme to serve the development shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the first occupation of the development.

REASON: To prevent the undue contamination of the site in accordance with policy D2 of the approved Maldon District Local Development Plan.

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