

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
CHEIF EXECUTIVE**

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

MEMBERS' UPDATE

AGENDA ITEM NO. 10

Application Number	FUL/MAL/17/00899
Location	Land Adjacent Tideways Lodge, Steeple Road, Latchingdon
Proposal	New dwelling house
Applicant	Mr & Mrs D Winfield
Agent	Greg Wiffen - Planman
Target Decision Date	04.10.2017 (date of extension of time agreed: 11.10.2017)
Case Officer	Anna Tastsoglou
Parish	Latchingdon
Reason for Referral to the Committee / Council	Member Call In

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.4 Representations received from Interested Parties

Following publication of the Officers Report, Mr and Mrs Winfield (applicants) contacted Cllrs and case officer Channer to respond to the recommended reasons for refusal, as follows:

- Response to para 3.2.1: We are aware of the beauty of the countryside and it is this that we want to embrace by raising our children amongst it. We would find the rejection of our application easier to understand if it wasn't for the fact that two residential houses, in close proximity, hadn't been granted by yourselves. One of which was within the last 18 months (application number FUL/MAL/16/00043) which is also outside the same settlement boundary. **[Officer Comment: Reference is made to the approval of a new dwelling in the land between Tideway Farm & Tideway Lodge. It is noted that this was an infill development located between two existing dwellings, unlike the current proposal which would result in a further intrusion to the countryside. It is also of importance that the abovementioned application was approved prior to the adopted MDLDP.]**
- Response to para 5.1.2: We strongly believe our dwelling will have a much more positive impact to the countryside in contrary to what is currently situated on the said land. The storage structure and contents would be permanently removed from this derelict site and replaced with a beautiful country home with surrounding trees to

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which has been described by the officer in section 5.3.7 as "acceptable appearance".
[Officer Comment: Please refer to para 5.3.7. of the officers report.]

- Response to para 5.1.4: I would like to draw your attention to the fact that my husband, with his brother grew up at Tideway Farm. We are now residing back with his Mother and Father on a temporary basis in the hope to build our home. We are fully aware of the limitations of living outside walking distance of amenities however, do not feel this detrimental to our family living. We understand it makes us reliant of our cars (as much as the other surrounding residents) but travel to and from our family will of course be reduced. **[Officer Comment: The applicant confirms that by reason of the location of the proposed dwelling, their family would be depended to private vehicles, contrary to the guidance contained in the NPPF and policy T1 of the MDLDP.]**
- In contrast to your decision of the said dwelling not being in a sustainable position, I would like to advise you of the fact that this piece of land was granted Lawful development for a mobile home. Surely the needs and sustainability would be mirrored in the occupants of a mobile home and our proposed dwelling. **[Officer Comment: The applicant refers to a certificate of lawfulness to use a single mobile home as residential accommodation for staff which was allowed on appeal in January 2014 (APP/X1545/C/12/2186886). This is considered to be a materially different proposal given that it was to certify the lawfulness of a existing mobile home within part of the car park of the Swingfield Family Golf Centre. The proposal was assessed on the basis of the evidence submitted in relation to the continuous use of the mobile home as living accommodation for staff working at the Swingfield Family Golf Centre. The proposal is therefore determined solely on the basis of evidence and statutory legislation and not against the Council's policies as the current application.]**
- Response to para 5.2.1: I would like to briefly explain why we are looking to build a 4 bedroom house. We are a family of 5 with 3 boys ranging from 7 to 12. The 4 bedrooms and size of the house are of a requirement for comfortable living rather than any type of greed for a larger property. We are a humble family excited by the possibility to join our family and live within close proximity. We hope to aid with needs that will arise as our parents get older.