



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

**to
NORTH WESTERN AREA PLANNING COMMITTEE
05 FEBRUARY 2018**

Application Number	FUL/MAL/17/01197
Location	E J Taylor And Sons Ltd Mill Works Burnham Road Hazeleigh Essex
Proposal	Addition of two extensions for office use to the existing cottage/office building, creating a total additional floor area of 962sqm, and the provision of further parking facilities
Applicant	Mr Bob Taylor - EJ Taylor & Sons Ltd
Agent	Miss Heather Organ
Target Decision Date	1 February 2017
Case Officer	Yee Cheung Tel:01621 876220
Parish	HAZELEIGH
Reason for Referral to the Committee / Council	Member Call In

1. RECOMMENDATION

REFUSE for the reasons as detailed in Section 8 of this report.

2. SITE MAP

Please see overleaf.

E J Taylor and Sons Ltd Mill Works Burnham Road Hazeleigh
FUL/MAL/17/01197



Copyright

For reference purposes only.
 No further copies may be made.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 Maldon District Council 100018588 2014

www.maldon.gov.uk

Scale: 1:2,500

Organisation: Maldon District Council

Department: Department

Comments: NW Committee 17/01197/FUL

Date: 23/01/2018

MSA Number: 100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 Mill Cottage is located to the north east of Burnham Road (B1010), Hazeleigh. The site area is approximately 0.69 hectares and is occupied by a cottage which is used as a head office and various outbuildings which are also used as offices (Class B1(a) Use). The site is currently an area of rural employment with numerous buildings on large areas of hardstanding. Building materials and plant equipment are stored on site in the Builder's Yard immediately to the south east of the cottage (Class B8 Use).
- 3.1.2 Informal car parking spaces are currently to the front, north side and rear of the cottage. Further informal car parking spaces are available to the rear of the Builder's Yard.
- 3.1.3 Hazeleigh village is very rural in nature with farms and buildings spread throughout. The application site is partially screened by existing trees and hedgerow to the north west, south east and along the main Burnham Road. A pasture field lies adjacent to the east boundary, with open views across Hazeleigh countryside. Residential properties 'Grove Cottage' and 'Mill House' sit either side to Mill Cottage. The site gradient varies across the land from the southern boundary to the north corner. Undulating rural landscape is apparent when viewed from the site towards north and north east direction.
- 3.1.4 Access to the site is off Burnham Road (B1010). Burnham Road is a main road with no pedestrian footpath. However a bus service is available and bus stops are located approximately 80 metres to the south of the application site along Burnham Road opposite Goat House Lane.
- 3.1.5 The proposal is for the construction of two extensions to the existing cottage / office. The first extension would be two-storey in height and to be erected to the northern side of the cottage. This extension would measure approximately 9.7 metres in width and 9.7 metres in depth. It would be 7.1 metres in height to ridge level with a twin gabled roof design. This element would be constructed using red multi-brickwork, cream render and brown plain tiles to match the existing cottage and would provide Office 1 (ground floor) and Office 5 (first floor).
- 3.1.6 To the rear of the cottage, another two storey extension is proposed. The extension would measure approximately 24 metres wide and 17 metres in depth. The height of the extension would range between 5.7 metres and 7.2 metres due to the existing site gradient with a flat roof. This extension is contemporary in design and would be constructed using red facing brickwork, cedar boarding with dark grey aluminum fenestration detailing. This new addition would accommodate Office 2, 3 and 4, w.c, a further three small offices, rest room, printer room and a central stairwell / lift for access onto first floor. At first floor level, Office 6, 7, 8, 9 and 11, a meeting room, w.c, and a tea room are proposed.
- 3.1.7 The proposal also includes a two-storey in height glass corridor which connects the existing cottage to the new rear extension.

- 3.1.8 Based on the plans submitted, it shows 63 car parking spaces to be proposed within the site. The proposal also includes 4 disability spaces, 10 van spaces, 5 motorcycles and 20 cycle spaces for employees. 9 visitors' spaces are proposed to the front of the building.
- 3.1.9 As part of the application submission, a Design and Access Statement (Ref: 17/03/DAS dated October 2017); Landscape Statement prepared by Kirsten Bowden dated October 2017; and a letter by E. J Taylor & Sons Ltd to justify the need for the extensions and alterations to accommodate the growing workforce.

3.2 Conclusion

- 3.2.1 Policy E1 of the Local Development Plan (LDP) states that proposals to develop vacant employment sites and buildings, or to modernise or redevelop existing employment sites and buildings will be viewed favourably, especially where this supports the retention of existing businesses. Therefore, the proposal in principle would accord with Policy E1 of the LDP as well as meeting the economic and social role of presumption in favour of sustainable development as contained within the National Planning Policy Framework (NPPF). However, the proposed development would result in an increase in the quantum of development and an unacceptable intensification of the site, adversely affecting the visual amenity of the rural area. The development, if approved, would have an urbanising effect on the rural character of the area that would result in an unwelcome visual intrusion into the open and undeveloped countryside. This fails the environmental role of sustainable development and therefore on balance, it is considered that the benefits of the proposal would not outweigh the harm to the character and appearance of the rural area.

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework 2012 including paragraphs:

- 7 Three dimensions to sustainable development
- 8 Roles of sustainable development
- 14 Presumption in favour of sustainable development
- 17 Core planning principles
- 28 Supporting a prosperous rural economy
- 29-41 Promoting sustainable transport
- 56-68 Requiring good design
- 109-125 Conserving and enhancing the natural environment

4.2 Maldon District Local Development Plan approved by the Secretary of State on 21 July 2017:

- S1 Sustainable Development
- S2 Strategic Growth
- S7 Prosperous Rural Communities
- S8 Settlement Boundaries and the Countryside

- D1 Design Quality and the Built Environment
- D2 Climate Change & Environmental Impact of New Development
- E1 Employment
- H4 Effective Use of Land
- T1 Sustainable Transport
- T2 Accessibility
- N2 Natural Environment and Biodiversity

4.3 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- Essex Design Guide
- Car Parking Standards
- Maldon District Design Guide

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 The District's economy comprises employment in high quality manufacturing, construction, business, and light and general industry, as well as non-traditional employment in sectors such as education, health, retail and tourism. All these sectors have a positive contribution to the local, regional and national economy. The vitality, diversity and responsiveness of the economy is fundamental to the future prosperity of the District and its position within the wider economy.
- 5.1.2 Policy E1 of the LDP states that the Council will encourage employment generating developments and investment in the District to support the long term growth vision outlined in the Council's Economic Prosperity Strategy (EPS). This will be achieved through the regeneration, modernisation and expansion of existing employment sites. Further, the policy goes on to say that proposals to develop vacant employment sites and buildings, or to modernise or redevelop existing employment sites and buildings will be viewed favourably, especially where this supports the retention of existing businesses and/or provides employment space that meets the current needs of local businesses in the District. The above policy should be read in conjunction with Policies S1, S7 and S8 of the LDP where it stipulates that the countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty. Outside of the defined settlement boundaries, the Garden Suburbs and the Strategic Allocations, planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided it is for, amongst other things, employment generating proposals, as stipulated in Policy S8 (b) of the LDP.
- 5.1.3 The NPPF, Section 3 'Supporting a Prosperous Rural Economy') also advises that Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should, amongst other things, *'support the sustainable growth and expansion of all types of business*

and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings’.

- 5.1.4 The main issues to consider when determining this application is the design of the development proposal; its effect on the character and appearance of the rural area, and whether the development would impact on residential amenities.

5.2 Justification of the Development Proposal

- 5.2.1 E. J. Taylor & Sons Ltd is a family company established in 1963. EJ Taylor & Sons is a construction firm which specialises in all building tasks from the inception and design of a site, civil engineering and large groundworks, contract builds, small groundworks and civil maintenance, to insurance repairs and housing maintenance, with the majority being in the Essex area.
- 5.2.2 Within the application submission, it is understood that the company has the capability to carry out all building tasks from inception and design of a site, right up to making sure a property undergoes its final clean, and everything in between. The firm has numerous departments ranging from civil engineering and large groundworks, contract builds, small groundworks and civil maintenance, insurance repairs and housing maintenance, with the majority of projects being in the Essex area.
- 5.2.3 E.J. Taylor & Sons and its workforce has been steadily growing over the years. The company has outgrown their head office (Mill Cottage), with a number of departments moving out of the cottage and into temporary containers and outbuildings scattered around the yard. This increases difficulty in the day to day running with departments being isolated. The proposed extensions would allow the company to remain at Mill Cottage and gain the much needed floor space they require to grow as a company.
- 5.2.4 In the Design and Access Statement submitted, it goes on to state that:
- 81 of E.J. Taylor & Sons’ 265 employees are based at our Mill Works head office, the rest are site based
 - E.J. Taylor & Sons have a fleet of 128 vans and 49 cars (all of the 81 office based staff either have a company car or their own car) and 4 lorries
 - E.J. Taylor & Sons’ ratio of vans to employees has increased in recent years as the small works divisions (which require smaller teams and therefore more vans)
 - Roughly 10 site-based vans on average visit the Builders Yard to collect materials and plant between: 7am-8am each morning, and roughly 20 visits on average in the evening: 3:30pm-5pm.
- 5.2.5 As part of the application submission, a letter submitted by E.J. Taylor & Sons shows a steady increase in staff / employment and the company’s annual turnover (to remain private and confidential). It is considered that the justification for the proposal meets Policy E1 of the LDP.

5.3 Design and Impact on the Character of the Area

- 5.3.1 National planning policy places great importance on the design of the built environment and states that high quality design should ensure that new development is visually attractive, responsive to local character, helps to promote healthy communities, and creates buildings which are durable, adaptable, and function well within the surrounding area to create a safe and accessible environment. Good design should enable and encourage people to live healthy lifestyles, reduce the risk of crime, create accessible environments which are inclusive for all sectors of society, and increase opportunities for social interaction.
- 5.3.2 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF. The NPPF states that *“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”*.
- 5.3.3 Paragraph 64 also states that *“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”*.
- 5.3.4 This principle of good quality design is reflected in the LDP. Policy D1 of the LDP states that all development must, amongst other things, respect and enhance the character and local context and make a positive contribution in terms of: (a) Architectural style, use of materials, detailed design features and construction methods. Innovative design and construction solutions will be considered where appropriate; (b) Height, size, scale, form, massing and proportion; (c) Landscape setting, townscape setting and skylines; and (d) Layout, orientation, and density.
- 5.3.5 The application site is located within the Woodham Wooded Farmland (F6), as identified with the Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) which forms part of the Council’s evidence base. This character area includes the wooded, east-west ridge, tree-lined road, lanes and tracks, tree-enclosed fields and many dispersed fragments of ancient oak-hornbeam woodland, all of which are sensitive to changes in land management. The network of quiet rural lanes (including lining hedge banks and hedgerows) is also sensitive to change or increased traffic associated with new development. There is a relatively strong sense of historic integrity, resulting from a dispersed settlement pattern (with more recent nucleation at Bicknacre), enclosed meadows within river valleys and a considerable degree of co-axiality within fields (on a local-scale), usually relating directly to the immediate topography.
- 5.3.6 While it is acknowledged that within the Woodham Wooded Farmland (F6), the busy A414 winds through this countryside, as well as many lanes and secondary roads including the B1010 and that varied land use is visible i.e. sand and gravel pits, nurseries, agricultural storage and other commercial activity. Overall, the character area has relatively high sensitivity to change as there is still a strong sense of tranquillity and a strong sense of place in the area.
- 5.3.7 The application site is located to the north east of Burnham Road, Hazeleigh and is occupied by an existing cottage (used as head office) and various sized outbuildings

to the side and rear of the building. The proposal seeks to construct a two-storey side extension to the north side of the cottage and a two-storey extension to the rear.

5.3.8 Based on the plans and Design & Access Statement submitted, it is noted that the side extension to the cottage would be traditional in style, matching the existing building. The proposal will have clay roof tiles, cream render and white windows. The existing low-level ridge height will continue across to the proposed side extension. It is understood that the side extension to the cottage would partially screen the rear extension from Burnham Road.

5.3.9 With regard to the rear extension, the design would be modern with straight lines and symmetry. Large windows are proposed on the rear elevation of the extension to provide natural light into the offices. The roof would be flat to minimise the height and will have a large projected eaves detail. A mixture of red multi brick and cedar weather boarding would be used on the new build. A glass walkway is proposed to link the new and the old buildings together.

5.3.10 The plans submitted shows the following increase of the built form:-

	Existing	Rear Extension	Side Extension	Percentage Increase %
Ground Floor	127sqm	396sqm	85sqm	74% increase in floor area (ground floor)
First Floor	115sqm	396sqm	85sqm	76% in floor area (first floor)
Total:	242sqm	792sqm	170sqm	962sqm - 75% increase in gross floor area (ground and first floor)
Existing commercial buildings within the Builder's Yard (Use Class B8)	580sqm (Approximately)	No change	No change	No change

5.3.11 In terms of the scale, mass, height, bulk, depth and width, the proposed development, particularly the rear extension would appear dominant and disproportionate against the backdrop of the cottage and when viewed within its rural setting. While it is acknowledged that there are existing built forms within the site with limited architectural merit, these buildings are in close proximity to the principal cottage and appear subservient when viewed at a distance.

- 5.3.12 It is apparent on site that there is a distinct visual difference between the built up area of site and the wider rural area. It is considered that the visual harm from the quantum of development, the depth, width, bulk of the rear extension, including the vast area of hardstanding to form the staff car parking area would create an unwelcome form of development which would materially and adversely encroach onto the rural landscape to the north east, particularly when viewed from Lodge Road, and significantly detract from the natural beauty, quality and amenity of the countryside. At present, it is noted that the cottage and the existing outbuildings are contained fairly tightly within the site. While the contemporary element to the rear of the cottage would be of some architectural interest, it would be jarringly at odds with the existing building in all respects. Further, the proposal in terms of its increased built form, turning area and hardstanding, would be noticeable and would result in demonstrable harm to the rural area particularly when viewed from Lodge Road into the site.
- 5.3.13 Having taken into account the above, it is considered that the impact of the development on the character and appearance of the site and its rural surroundings would significantly and demonstrably outweigh the benefits of the proposal when assessed against policies S1 and D1 of the LDP, and Government advice contained within the NPPF in relation to 'Good Design'.
- 5.3.14 It is also pertinent to note that in December 2017, the Local Planning Authority (LPA) adopted the Maldon District Design Guide (MDDG) which is an adopted Supplementary Planning Document and is now a key mechanism for the delivery of design quality within the district. This new guide, not only looks at overall layout and form, but also the individual characteristics of the built environment. This document is now a material consideration in the assessment of all planning applications.
- 5.3.15 In Section A03 'The Value of Good Design' of the MDDG it states that good design has an impact on all aspects of the built and natural environment, be it a simple extension to an existing house or a large residential or commercial development. Good design translates into more than the appearance of buildings. It is important in both small residential extensions and large-scale developments where form and materials are introduced and new streets and spaces are created. Functionality and practicality are embedded in the design and are as important as the visual quality of a building, town centre or rural intervention. It goes on to say that for commercial development, well designed buildings are good for business. Flexibility to respond to changing social and economic circumstances is important, as are design solutions which encourage creativity and innovation. Everywhere, investment in good quality design is shown to provide a higher return on the investment made.
- 5.3.16 While the Council is not adverse to extensions and alterations to the existing building on site, it is the design and appearance of the development that is of concern. It is considered that the impact of the development on the character and appearance of the site and its rural surroundings as outlined above would conflict with the aims and criterion of the MDDG in relation to good design.
- 5.3.17 Based on the development proposal, it is not likely that the proposed extensions would have an impact on the setting of the listed building to warrant refusal in this respect, as the development would be to the north side of the Builders Yard.

5.4 Impact on Residential Amenity

- 5.4.1 Policy D1 of the LDP states that all development must, amongst other things, respect and enhance the character and local context and make a positive contribution in terms of: (4) Protect the amenity of surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight.
- 5.4.2 The nearest residential properties to the application site are Grove Cottage some 30 metres away to the north east and Mill House, a Grade II listed building located immediately to the south east.
- 5.4.3 A letter of representation has been received concerning the depth and height of the development when viewed from Grove Cottage. Having considered the distance of approximately 30 metres between Grove Cottage and the application site, it is considered that the impact on the existing occupiers at Grove Cottage would be negligible in terms of loss of light or outlook. It is noted that there are first floor windows on the flank wall of the rear extension that serves Office 9, 11 and an internal corridor. A condition can be imposed to ensure that these windows to be obscure glazed should the application be approved. Further, additional soft landscaping can also be introduced to the site boundary to mitigate the impact on the development proposal.
- 5.4.4 Letters of representation have been received with regard to external lighting and noise and disturbance from the creation of the new car parking area to the rear of the site. The Environmental Health Services (EHS) has assessed the proposal and although it is acknowledged that the proposed parking area would be a significant increase in size from the existing carpark to the rear and may increase traffic movements / staff on site and cause disturbance to those residing in the locality, EHS has not raised an objection to the proposal and has suggested that the Applicant provide a Noise Management Plan to identify potential problems and provide suitable mitigation measures. Again, these issues can be dealt with by planning conditions.

5.5 Access, Parking and Highway Safety

- 5.5.1 Access and egress to the site would be via an existing point off Burnham Road. It is proposed that this access point would be widened to improve visibility splays and to allow vehicles to enter and leave the site at the same time. The Proposed Site Plan (Drawing No: 17/03/05 Revision A) submitted shows an internal driveway accessing to the parking area to the rear. Traffic calming measures will be introduced along this section of driveway, 63 car parking spaces to be proposed within the site. The proposal also includes 4 disability spaces, 10 van spaces, 5 motorcycle spaces, 20 cycle spaces for employees and 9 visitor spaces are proposed in front of the building.
- 5.5.2 In accordance with the Maldon District Vehicle Parking Standards and Policies D1 and T2 of the LDP, one space per 30m² would be required for Class B1(a) 'Office Use'. The existing gross internal floor space is currently measures at 242sqm and 94sqm will be lost by demolition which would result in the requirement for 5 parking spaces on site.

- 5.5.3 The gross floor space of the development proposal is 962sqm and as such an additional 32 parking spaces should be provided. For the Builders Yard to the south east, a maximum of one space per 150sqm would be required for Class B8 'Storage and Distribution' use. The gross floor area of the existing buildings is approximately 580sqm which means 4 parking spaces should be provided.
- 5.5.4 On Drawing No: 17/03/05 Revision A, a large area of hardstanding for car parking is proposed to the rear for the office extensions and the Builders Yard. While ample spaces are being provided for the future occupiers of the site, it is considered that the over provision of car parking spaces by 22 spaces (63-41=22) to the rear of the site would have an urbanising effect on the rural character of the area that would result in an unwelcome visual intrusion into the open and undeveloped countryside, to the detriment of the character and appearance of the area, contrary to Policies D1 and N2 of the LDP and core planning principles and guidance contained in the NPPF.
- 5.5.5 Letters of representation have been received concerning the increase in traffic movement and car parking on site. While it is noted in the Applicant's Design & Access Statement that the company had introduced a policy in 2012 that formally prohibited company vehicles from using the minor roads and lanes around Mill Works (Lodge Road, Rectory Lane, Post Office Lane, Goat House Lane and Slough Road) in order to minimise traffic impact on the local community and confirms that this is enforced. The Council has taken this statement in good faith as the direction of traffic movement is unenforceable. Irrespective of this, the Highway Authority has assessed the proposal and has raised no objection to the proposal subject to conditions and informative to be imposed should the application be approved.

5.6 Landscaping

- 5.6.1 As part of this application submission, a Landscape Statement prepared by Kirsten Bowden was submitted to support the proposal. The statement analyses the impact of the proposal on the local landscape character and views to and from the site.
- 5.6.2 A site visit was undertaken on 7 December 2017 and it was noted that new native hedge and tree planting have been introduced to the perimeter of the site demarcating the extended car park and to provide screening of the site from the wider view. While the provision of landscaping would alleviate and soften the appearance of the development and can be dealt with by condition, it is important to note that there is a stark contrast between the built-up edge of the site and the open countryside to the north and north east. Further, such soft landscaping would take time to establish and that there can be no guarantee that the trees and hedges would remain in perpetuity. Therefore, the screening provided as part of the application would not be a justification to allow this proposal. It is considered that the development, if approved, would further encroach into the countryside thus impacting the area particularly when viewed at a distance from Lodge Road where the land is higher, contrary to Policies S1, D1 and N2 of the LDP.

Other Considerations

- 5.7 A letter of representation was received concerning the ownership of the land. This issue has since been rectified and the correct ownership certificate (Certificate B) has been served. With regard to covenants on land, this would involve interested parties,

for example: the occupiers of the site, developers, and landowners etc. and is not a material consideration as it is outside the planning remit.

- 5.8 To the south of the application site is Mill House, a Grade II listed building. While it is noted that the proposed car park will intrude into the rural landscape, the Conservation Officer is satisfied that the proposal would cause no harm to the setting or significance of Mill House. Due to the splayed angle of the proposed car park's south-eastern boundary, the views of rolling hills enjoyed from the listed building would remain largely uninterrupted.
- 5.9 In accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council must have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. In this instance, it is considered that the proposal would be consistent with this objective.
- 5.10 Further, the proposal would cause no harm to the significance of the listed building and that it is therefore compliant with the policies set out in Chapter 12 of the NPPF and Policy D3 of the LDP. No objection is raised by the Conservation Officer.

6. **ANY RELEVANT SITE HISTORY**

- **ADV/MAL/14/00198** - Application for advertisement consent for 2 No. advertisements on free-standing dual-facing signage board at site frontage. Refused: 30 April 2014
- **FUL/MAL/98/00258** - Erection of external rear fire escape stair. Approved: 12.05.1998
- **FUL/MAL/97/00841** - Removal and replacement of existing first floor and roof structure and erection of external store. Approved: 10.02.1998
- **FUL/MAL/96/00483** - Erection of new frost-proof store spray booth and replacement of timber rack. Approved: 08.10.1996
- **FUL/MAL/95/00646** - Change of use of Mill Cottage for use as offices and redevelopment of existing yard at Mill Works – Approved - 14.11.1995
- **FUL/MAL/95/00283** - Additional car parking for staff cars – Approved – 27.06.1995
- **FUL/MAL/94/00157** - Extension to existing offices – Approved - 28.06.1994

7. **CONSULTATIONS AND REPRESENTATIONS RECEIVED**

7.1 **Representations received from Parish / Town Councils**

Name of Parish / Town Council	Comment	Officer Response
Woodham Mortimer and Hazeleigh Parish Council	The proposal do not impact on the street scene Would like conditions to be imposed regarding the screening and light to prevent negative impact on	Noted

Name of Parish / Town Council	Comment	Officer Response
	nearby residential properties	

7.2 Statutory Consultees and Other Organisations

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
ECC Highway Authority	No objection subject to conditions and informative to be imposed	Noted
ECC SUDs Team	Not a major development and is highly unlikely to have any impact on flood risk.	Noted
UK Network Powers	No comments received at the time of writing of the report.	Any comments received will be reported on Members Update

7.3 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Environmental Health Services	No objection subject to conditions in relation to a noise management plan, lighting, plant equipment, surface water drainage and foul drainage scheme to be submitted to and approved by the Council should the application be approved	Noted
Planning Policy Team	Supports providing the development accords with Policy E1 of the LDP	Noted

7.4 Representations received from Interested Parties

7.4.1 Letters were received **objecting** to the application from the following and the reasons for objection are summarised as set out in the table below:

- Michael Gurry Shingle Farm Lodge Road Hazeleigh
- John & Pauline Stevenson Grove Cottage Burnham Road Hazeleigh
- Dawn Moran Peppers Lodge Road Hazeleigh
- Jon Gibson Peppers, Lodge Road Hazeleigh

Objection Comment	Officer Response
<p>Increase in vehicle noise and disturbance</p> <p>Increase in traffic movement</p> <p>Impact on the countryside</p> <p>Light pollution from the existing site</p> <p>Does the company need all the space proposed for all its' staff under one roof?</p> <p>The development would affect the amenity of neighbouring residential properties</p> <p>Object to the car park in a rural field</p> <p>The business has outgrown the site</p> <p>Visual impact to Grove Cottage</p> <p>Design, appearance, scale, height and finish of building is out of character with the area</p> <p>Land ownership / covenant on land</p>	<p>These issues have been addressed in the officer report</p>

8. **REASON FOR REFUSAL**

- 1 The proposed development by virtue of the scale, form and design of the proposed extension and the spread of the car parking area to the north east would result in the unacceptable intensification of the site, adversely affecting the visual amenity of the rural area. The development, if approved, would have an urbanising effect on the rural character of the area that would result in an unwelcome visual intrusion into the open and undeveloped countryside, to the detriment of the character and appearance of the area contrary policies S1, S8, D1 and N2 of the Maldon District Local Development Plan, the Maldon District Design Guide, and Government guidance as contained within the National Planning Policy Framework which seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.