

**CIRCULATED
BEFORE THE
MEETING**



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

to
**NORTH WESTERN AREA PLANNING COMMITTEE
5 MARCH 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	FUL/MAL/17/01228
Location	Poultry Sheds Moors Farm Moors Farm Chase Little Totham Essex
Proposal	Section 73A application for the use of part of site for open storage of building materials together with the formation of a hard surfaced area as a vehicle turning facility and the use by two machines/vehicles, following demolition of two poultry rearing houses.
Applicant	Mr. Purdy
Agent	Mr. Peter Le Grys - Stanfords
Target Decision Date	16.03.2018
Case Officer	Spyros Mouratidis, Tel: 01621 875841
Parish	LITTLE TOTHAM
Reason for Referral to the Committee / Council	Member Call In

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.2. Statutory Consultees and Other Organisations (*summarised*)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Highways Authority	No objection to the proposal as submitted - The application is retrospective and has been operating for close to 24 months. There are no recorded Personal Injury Collisions (PIA's) close to or associated with the site or its activities. Vehicular access is taken from Park Wood Lane and no access is proposed from Moors Farm Chase (line of PRow FP 7 Little	Comment noted. Please see section 5.4 of the report.

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
	<p>Totham). The vehicular movements continue to be less than those associated with the previous lawful use. The storage of building materials is unlikely to generate significant vehicular movements on its own. The existing highway network is likely to accommodate the vehicular movements generated by the sites activities and the expected size of vehicles visiting the site as submitted. If permission is granted the site should be limited in its use by condition to the use as described in the application form or amended as the Council sees fit. The site should be limited in scale of the operation to prevent the generation of unnecessary and uncontrolled vehicular movements on the rural network. The turning and manoeuvring facilities for service and delivery vehicles should be retained in the submitted form thereafter. A formal car parking facility for employees and any visitors being provided within the site signed and retained thereafter for that sole use.</p>	
Lead Local Flood Authority	No objection – It is considered unlikely there would be significant flooding on or off site due to the development.	Comment has been noted. See section 5.6 of the report.