

**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. 7

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| Application Number | FUL/MAL/17/01389 |
| Location | Land at junction of Captains Wood Road and Maypole Road, Great Totham |
| Proposal | Variation of condition 3 (number of caravans), 4 (siting of static caravan) and 12 (approved plans) of Appeal Decision ref: APP/X1545/A/14/222038; change of use of part of the land for the stationing of caravans for residential purposes as an extension to an existing Gypsy and Traveller site; and relocation of existing stable building |
| Applicant | Mr Cooper |
| Agent | Green Planning Studio Ltd. |
| Target Decision Date | 06.03.2018 |
| Case Officer | Kathryn Mathews, Tel: 01621 875805 |
| Parish | GREAT TOTHAM |
| Reason for Referral to the Committee / Council | Member Call In |

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.4 Representations received from Interested Parties.

7.4.1 Since the officer report was drafted, three additional submissions have been received:

- Roy Williams, 5 Captains Wood Road, Great Totham
- Neal Johnson, 9 Captains Wood Road, Great Totham
- Graham Lucas, 11 Captains Wood Road, Great Totham

| Objection Comment | Officer Response |
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| Objectors did not receive notification of the application. The short notice that one of the objectors has had prevents them from being able to attend the committee meeting and they therefore intend to challenge any approval. | A site notice was posted and letters were sent to neighbouring properties. Two of the objectors highlight that they are not an immediate neighbour: the consultation that has occurred is in line with the requirements of legislation. |
| The posting of a site notice is inadequate as | See comment above. |

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| <p>the objector does not go past the application site due to a lack of highway safety.</p> <p>The road has 9 houses and this would increase the number of pitches to 9 within the same road which is excessive for one location.</p> <p>The provision of sites should be directed towards other areas.</p> | <p>The principle of development is addressed at sections 5.1 and 5.2 of the Officer report. The proposal is to increase the number of pitches at the site from 1 to 3.</p> <p>There is no policy to restrict the location of pitches.</p> |
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