

AMENDMENT SHEET

Planning Committee
2 April 2015

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

7.3 Tregullon, High Street, Langham

1. An objection has been received from Langham Parish Council as follows:

We note the following in relation to this application for a new property:

- 1. It falls outside the village settlement boundary;*
- 2. The design is completely out of character with neighbouring properties;*
- 3. The property is totally out of keeping with the landscape context.*

We also note that pre-application advice given to the applicant was that it was very unlikely that the application would be approved. Accordingly we cannot support this application for good material reasons.

A further nine objection comments, all citing good material planning reasons, have been lodged by neighbours, residents, and the general public, an example of which, by Mr. Harmon, is set out as follows:

- 1. The site is undeveloped and within an unsustainable location beyond the identified limits for Langham*
- 2. The design scheme proposed is neither innovative or exceptional.*
- 3. The scale of the building is out of context with other properties in the locality*
- 4. The personal circumstances of the family should not have any consideration on the planning merits*
- 5. The terms of the proposed Section 106 agreement fail to comply with the CIL Regulations*
- 6. There is no justification to warrant a departure from adopted planning policies*
- 7. The scheme fails to meet the three required tests for sustainable development as set out within the NPPF.*

In addition, as Chair of Planning, I have received verbal objection comments by residents and written comments relating to its proximity to the AONB, Dedham Vale project and to an area of considerable landscape value.

Accordingly, the Parish Council supports the CBC Officers' recommendation to the planning committee for refusal of this application.

2. An amended drawing has been received which shows visibility splays.

OFFICER COMMENT – Highways issues form one of the reasons for refusal. At the time of writing, there has not been sufficient time for the Highway Authority to review matters and confirm whether or not its objection is to be withdrawn. For the time being the reason for refusal remains. However, should there be an appeal against any refusal the Local Planning Authority will confirm whether the objection remains without putting the appellant to any extra expense.

3. Further details of the proposed wildflower meadow/butterfly reserve have been provided.

OFFICER COMMENT – The agent states that these details were originally provided with the application, but have not appeared on the website. Your Officers have no record of such documents. However, the details themselves (a drawing showing the proposed planting, plus examples of other projects already undertaken – now available for viewing on the website) have now been reviewed and do nothing to alter the points of consideration or the Officer recommendation.