

Response to Planning Applications to be determined by Maldon District Council.

Response from: Woodham Walter Parish Council

Planning Application Reference: 21/00605/HOUSE

Location: Grove Manor, Herbage Park Road

Our views on the above application are:

Please tick the appropriate box

1. We recommend the granting of planning permission, for the reasons listed below:

*

or

2. We recommend the refusal of planning permission, for the reasons listed below:

*

This retrospective application would appear to fail against LDP policies S1, S8, and D1, the NPPF paragraphs 127 and 170 and the Woodham Walter Village Design Statement; it does not receive Parish Council support.

Please refer to separate document for full reasons.

or

3i. We have no comment

3ii. We raise no objection but wish to make the following comment:

***Reasons for response (Please include the relevant policy in the Submission version of the Local Development Plan i.e. Policy D1 – Design Quality and built Environment, Policy S8 Settlement Boundaries and the Countryside)**

Signed: 

Date: 29/06/2021

Planning Application Ref: 21/00605/HOUSE
Grove Manor, Woodham Walter

1. Introduction:

- 1.1. The application is for retrospective planning permission for an external fence, 1.9m high, vertically boarded, curved top with a black finish bounding the property and linking with entrance gates and walls. The fence is extended along the western and northern flank of the site.
- 1.2. The application does not appear to cover the northern boundary where similar fencing is evident although this does bound a field.
- 1.3. The property is located on the lane linking the village of Woodham Walter to the A414 and is therefore one of the main access routes into the village with its open vistas and Arcadian style.
- 1.4. The site is without of the defined settlement area and should therefore be regarded as countryside (Policy S8 MDC LDP).
- 1.5. The application reference to the 'existing gates' and walls is incorrect as the timber gates replaced the earlier open metal gates at the same time as the new fence was erected. A planning permission or an application for these exceptionally high gates does not exist nor has one been submitted for consideration.
- 1.6. The gates are solid timber with a black finish appearing to be apparently in excess of 2m high preventing any view beyond the fence line essentially isolating the property unlike the indigenous character of the area.

2. Conclusions:

- 2.1. The Parish Council consider that this retrospective planning application proposal is inappropriate and out of character for the following reasons:
 - 2.1.1. The height of the fence is stated as 1.9m but is variable across the frontage and in some instances is exceeded as the land falls towards the village. Reference is made to the existing fence, now removed, as a benchmark but this did not appear to have the benefit of planning permission.
 - 2.1.2. The application is for an excessively high, urban style, solid fence that fails to recognise the local intrinsic character and beauty of village and in particular of this rural locality. It is unprecedented in the village and contrary to the NPPF para 170 (conserving and enhancing the natural environment), LDP policy S8 (adverse impact on the intrinsic character and beauty of the countryside) and the VDS (Section 3, Boundaries).
 - 2.1.3. The application neglects to acknowledge the countryside by failing to recognise, contribute to or enhance the natural beauty as described in the VDS nor does it subsidise the local distinctiveness but to the contrary offers an adverse impact by creating a harsh, black, solid block to the open views on the rural approach to the village.
 - 2.1.4. The application endeavours to place an urban boundary within the countryside setting contrary to the VDS recommendations for rural boundary treatments. It fails to make a positive contribution to the site setting due to its height, scale, proportion, form, colour and size. It prevents the long views characteristic of an Arcadian setting.
 - 2.1.5. The new solid entrance gates appear to be significantly higher than the fence and do not have the benefit of planning permission nor are they included within this retrospective planning application (GPDO, Schedule 2, Part 2, Class A applies).
 - 2.1.6. The design has the appearance of being poor and out of character with the locality being more suited to an urban highway rather than a country lane. It therefore fails to comply with NPPF para 127 (Design sympathy with the overall quality and character of the area), LDP policy D1 (Design Quality and Built Environment).
- 2.2. In the opinion of the Parish Council the proposal has no harmony with the village settlement, it undermines the spirit of community and fails to support stewardship of the built environment. In consequence this retrospective application would appear to fail against LDP policies S1, S8, and D1, the NPPF paragraphs 127 and 170 and the Woodham Walter Village Design Statement; it does not receive Parish Council support.
- 2.3. The Woodham Walter Parish Council recommends refusal for the stated reasons.