

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

Response from: Woodham Walter Parish Council

Planning Application Reference: 22/00720/FUL

Location: Oak Farm, Oak Farm 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:

*

Woodham Walter Parish Council resolved to recommend refusal of this application at their meeting on Monday 14th November 2022 as it is considered to be contrary to S1, S8, D1, and H4 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework together with the WWVDS. Councillors asked Cllr. Morgan to consider calling the application to committee if the views of the officer differ from that of the Parish Council.

Please see supplementary information to support our argument.

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: 15 November 2022

Oak Farm, Oak Farm Road, Woodham Walter
Application 22/00720 FUL

1. The Woodham Walter Parish Council considered the above planning application at its meeting on 14th November and comment as follows:

1.1. The application is for a single dwelling on a site that had previously received the benefit of planning permission in 1965 for two agricultural workers dwellings that was revoked in 1982 after one was built out.

1.2. The application site is located in an open rural area where development would only be supported in specific circumstances. Insufficient information has been provided to demonstrate that there is either a justifiable or functional need for such a development.

1.3. The site is outside of the defined settlement area and as such would not normally be considered for planning permission. The proposal would be harmful to the character of the immediate area and the countryside.

1.4. Not a sustainable location since it is not readily accessible to services by sustainable means. The statement regarding sustainability raises no improved changes to what existed with the previous application which was refused for this reason.

1.5. This area of the village has already become over-developed by COUPA approvals.

1.6. Fail to see that the application sufficiently mitigates the reasons for refusal of the previous application (20/01230/FUL) and the subsequent appeal dismissal (APP/X1545/W/21/3277485).

1.7. Concerns raised regarding access to a sustainable foul drainage system.

1.8. The design does not appear to be mitigation for planning approval in this location.

1.9. The site should be reinstated to its original condition.

2. This Parish Council recommends refusal on the following grounds:

2.1. The proposed development, by reason of its location out of the defined settlement area and the resultant intensification of residential development in this location, would substantially alter the intrinsic character of the area. It would have an unacceptable visual impact on the countryside through the loss of open land and the urbanisation of the site contrary to the National Planning Policy Framework's "presumption of sustainable development".

2.2. The poor sustainability credentials of the site and its locality would significantly and demonstrably outweigh any benefits of the proposal when assessed against the compliant policies of the Maldon District Local Development Plan including policies S1, S8, D1 and H4 and Government advice contained within the National Planning Policy Framework.

2.3. The proposed development would result in a harmful visual impact due to the urbanisation of the site resulting from the proposed change and new building. The identified harm has not been adequately justified and would not be off-set by the benefits of the proposal and is contrary to policies S1, S8, D1, and H4 of the Maldon District Local Development Plan and the adopted Woodham Walter Village Design Statement, and fails against all three criteria (economic, social and environmental) by which the National Planning Policy Framework defines sustainability.