

Offices Mere Farm - DC/17/2652/FUL - (i) three storey extension to the South East; (ii) full roof top extension at second floor level and part extension at third floor level (iii) to create 28 flats with associated vehicle, cycle parking and bin storage

Gt Barton Parish Council strongly object to the re-submission of the planning application above and wish to re-iterate their earlier objections being :

1. Contrary to Policy DM 22 – This development is in total contrast to the other properties in the area. It is out of scale and out of keeping with the surroundings with a consequential detrimental impact on the character of the area and an adverse impact on the setting of the nearby Listed Building. The design does not reflect the character of the area.
2. Contrary to Policy DM 2 – The proposal does not recognise the key features, characteristics and local distinctiveness of the area or create a sense of local character.
3. Contrary to Policy DM 46 – The proposal does not meet the minimum parking standards and there are no reasons why exceptions should be made given the rural location of this development. The site is located in a confined location with access via a private road. Inadequate parking provision will increase on-street parking pressure to the detriment of existing residents and the movement of vehicles along this road. The site is not located in a position where it can benefit from reduced parking standards and the Parish Council considers that the Borough Council should be ensuring compliance with the minimum standards at the very least.
4. The proposal represents an over-development of the site as demonstrated by the lack of room to provide sufficient parking or usable amenity space to serve the residents. It is further demonstrated by the increase in scale of the building that is far in excess of any other dwellings in the local area.
5. The Council raised concerns regarding the developments proximity (within 15 metres) to the sewerage pumping station and the implications for the living conditions of future residents.
6. The Council raised concerns about the impact of the construction work on local residents given the confined nature of the site and the limitations of the access road that serves it. Construction traffic will cause disruption to the surrounding dwellings along with light and noise pollution. Local residents have reported that the work on the building is currently being undertaken between 7am and 8pm.
7. There is a lack of clarity regarding the right and sustainability of the proposed access on Mere Farm Lane. It is unclear from the submission material whether the future residents will have a right of access conveyed to them or whether this is even possible. It is unclear from the submission if those with an interest in the land have been properly notified by the

applicant and the Borough Council is urgently requested to investigate this as it calls into question the validity of the planning permission.

8. With regard to the impact of the setting of a listed building at Mere Farm Cottages, it is important to note that the main screening is provided by a laurel hedge. This is insufficient to screen the scale of the development proposed and may also need to be removed to facilitate the development. The removal of this hedge would cause further impact on the setting of this Listed Building.

9. The plans do not clarify the amenity space available to future residents. It is important that sufficient space is provided and the plans do not provide the opportunity for usable amenity space to be provided.

10. The Parish Council had been advised of the lack of communication with residents in Barton Hamlet and Mere Farm Lane and felt that the consultation should be extended to allow all affected residents time to respond.

They also wish to add the following points:

11. The Parish Council have concerns for present and future residents from the increase in traffic using the very sharp bend between Mere Farm Lane and Barton Hamlet. Units at Thurston Building Supplies on Mere Farm Lane have recently been let which adds to the volume of commercial traffic. The bend on Mere Farm Lane is on private land - refer to item 7.

12. This development is contrary to Policy DM2 and will adversely affect the residential amenity of occupants of nearby properties. Juliet windows are intrusive and overlook the gardens of 39 Barton Hamlet and the listed building mentioned in item 8. Windows on the development will look directly into the property at 6 Mere Farm Cottages. The removal of trees detailed in the application will exacerbate this.

13. We have been advised that there is a fuel filling pump close to the site and note that the HSE has not been consulted regarding the proximity of new residences to a hazardous installation. We request that the case officer investigates this further and seeks appropriate advice in this matter.

14. It is noted that the constraints tab of the application website advises that policy DM5 is relevant at this site. The proposal (in its entirety) does not feature as any of the acceptable developments permissible under this policy.

15. The applicant's agent makes over-stated and erroneous claims regarding the housing need requirement for this authority and misquotes the housing need for the whole of the Housing Market Area as the need for this authority. There is no acknowledged

shortfall in the housing land supply and as such there is no housing need case to justify this development and allow the policy conflicts that we have identified above to be outweighed.

We respectfully request that the application be refused planning permission.

On behalf of Mrs Linda Harley (CiLCA)
Parish Council Clerk and Responsible Financial Officer

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