

22 APR 2022

Date: 20 April 2022  
Ref: MTP/126/MP/22  
Your Ref: 20/60214/PREAPP

38 Petersfield  
Chelmsford  
Essex  
CM1 4EP

Braintree District Council.  
The planning department  
Causeway House,  
Braintree,  
Essex.  
CM7 9HB

Telephone: 07708471484  
E-mail micky\_page@hotmail.co.uk

Dear planning team,

**Barn At: Lorkin's Farm, Lorkin's Lane, Twinstead, Essex. CO10 7LZ**

We would like to thank you for the pre application discussions to date on this opportunity under your reference 20/60214/PREAPP. From your files you have set out the assumed planning history for the site and the synopsis of the Pre application meeting held. The planning history listed out within the letter steers the council's review of the proposals, but in discussions with my client, I can see that there are some inaccuracies which will have a bearing on the possible planning process/outcome. It can be assessed as quite an unclear planning picture of the site. Further planning history has been submitted and we feel that the application under a prior approval is the correct planning submission and so we respectfully submit an application within for your consideration.

The application forms, copies of the plans and fee in the sum of £206 is enclosed for consideration. The plans include a design statement which addresses the planning history on this site together with images of the building as existing which clearly demonstrates the current usage. Various concerns have been raised and these are also considered and responded to in order to alleviate any concerns on the proposals.

If the council requires any further information or witness statements please let us know as this application is a hybrid application. On the basis of the above, we feel the use of the building for the purposes of assessing for Class Q is valid.

Now further information has been made available I would again request this application can be formally progressed.

Yours sincerely



Michael T Page