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Our Ref: D940/WV
22 December 2023

Tendring District Council
Planning Department
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For the attention of: John Pateman-Gee

Dear John Pateman-Gee,

Re: Full Application for 3 Plots off Barleyfields Drive, Weeley

Please find enclosed drawings as part of a full planning application for 3 dwellings at a site at Barleyfield Drive in Weeley. These 3 plots already have outline consent by virtue of the permission granted in 2019 (TDC ref: 19/00524/OUT) for 280 new homes and are located within the Weeley village envelope. Normally, detailed consent would then be granted via a reserved matters application pursuant to the outline. However, in this instance the access to these 3 plots passes over a private drive not encompassed by the red line of the planning application. Therefore, a small, full planning application is required to grant the detailed consent of these 3 plots, hence this application submitted herewith.

A full planning application for 3 plots on this site (22/01332/FUL) was recently refused at planning committee, despite an officer recommendation for approval. The stated reason for refusal is:

“The proposed development if approved, by reason of its siting, layout, access would be out of keeping with the prevailing spacing and pattern of development of the existing surrounding development. The development fails to enhance the character of locality.

Furthermore, if approved, it would likely generate a significant increase in noise levels and disturbance including impact on privacy due to the construction process and subsequent occupation of the three dwellings. By reason of the layout, siting, landscaping and scale of the development this impact would directly affect the quality of life for the neighbouring residents in close proximity, with due regard given to known persons with protected characteristics defined under the Equality Act 2010 who relies on a quiet environment for their well-being and amenity.

On this basis the proposal is considered to be contrary to Local Plan Section 1 Policy SP6 part C and Section 2 SPL3 as a whole and including part C and NPPF including Section 8. Promoting healthy and safe communities and Section 12 Achieving well-designed places highlighting Para 130F.”

Following the refusal, the applicant has engaged positively with the Tendring planning department, ward councillors, Weeley parish and local residents. This engagement has led to the

latest proposal, which is considered to overcome the reasons for refusal. As shown on the drawings, the proposed bungalows have been reorientated to be set back further from existing homes and/or turned to avoid any direct intervisibility between proposed and existing dwellings. It also shows an oversized bin collection point, for use by existing and proposed dwellings. This will improve matters for the existing dwellings on bin collection day by reducing the distance that bins will need to be moved. The proposal also includes additional visitor parking spaces.

While not mentioned in the refusal notice, comments raised by the planning committee have also been encompassed into the design. This is show in the widening of Verity Gardens. While the previously proposed width would meet with the Essex Highway standards, it was felt that additional width would be beneficial.

I trust that the details provided show a high quality of design and consideration that continues from the earlier phase of development at Barleyfield Drive. The design should show how it accords with the Local Plan and other material considerations and therefore I respectfully ask that the application be approved.

Yours sincerely,



WILL VOTE

Enc.

ROSE BUILDERS LTD

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