

Tendring

District Council



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Please ask for Naomi Hart
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Our Ref: 19/00364/AGRIC

3 April 2019

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 19/00364/AGRIC

PROPOSAL: Proposed single storey pitched roof building.

LOCATION: Newhouse Farm Hall Road Great Bromley Essex

I refer to the above application received on 6 March 2019.

This is the Council's decision under Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Determination by the Local Planning Authority that the prior approval of the authority is **required** for the siting and appearance of the development permitted by Part 6, Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The Tendring District Council hereby **refuse** approval for the siting and appearance of the development proposed in the above-mentioned application for the following reasons:

1. Paragraph 170 of the National Planning Policy Framework (2018) states the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and should maintain the character of the undeveloped coast.

Saved Policy EN16 states that the countryside will be protected from inappropriate forms of development. EN16(b) states planning permission for agricultural buildings will only be granted if the design, siting and size would not have an adverse impact on the local countryside, or landscape character. Saved Policy EN1 states any development which would significantly harm landscape character or quality will not be permitted. Saved Policy QL9 and Emerging Policy SPL3 state all new development should protect or enhance local character and relate well to its site in relation to scale, form and design.

Policy PPL3 of the Emerging Plan (Tendring District Local Plan 2013-2033 and Beyond Publication Draft) states that the council will protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character and appearance.

The proposed building is to be located to the north eastern section of Hall Road. While there are a number of other existing agricultural buildings relating to Newhouse Farm, these are sited to the north western side of Hall Road approximately 45m apart. The siting of the proposed building is to the side of the existing house set back from the road with highly prominent views from all sides (except the west) in what is a predominantly open rural location, resulting in serious harm to the open landscape character.

The proposed agricultural building is therefore considered contrary to the provisions of the above local and national policies.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Catherine Bicknell'.

Catherine Bicknell
Head of Planning