

Tendring

District Council



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Our Ref: 19/00620/AGRIC

14 May 2019

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 19/00620/AGRIC

PROPOSAL: Proposed agricultural storage building.

LOCATION: Field No 4989 Colchester Road Great Oakley Essex

I refer to the above application received on 16 April 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.

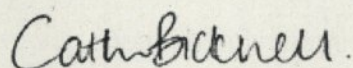
Policy PPL3 of the Emerging Plan (Tendring District Local Plan 2013-2033 and Beyond Publication Draft) states that the council will protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character and appearance.

The proposed building is to be located to the eastern section of the site. While there are a number of other existing agricultural buildings relating to Friths Farm, these are sited to the western side of

the site, approximately 250m apart. The siting of this tall building, which will also be visible along Colchester Road, will therefore be isolated from these buildings, appearing incongruous in this setting, resulting in 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 cursive script, reading "Cath Bicknell".

Catherine Bicknell
Head of Planning