

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th June 2019

Agenda item 5

Application Ref. 18/00937/FUL

Barn 2, Moss House Farm, Eardleyend Road, Bignall End

Since the publication of the agenda report, one further letter of representation has been received. The letter seeks to correct what are considered by the writer to be misleading statements in the additional information submitted on behalf of the applicant. The representation is summarised as follows:

- The former car repair shed has been demolished and the site is therefore available for any further investigation for contamination should it be required.
- The applicants have never been buying the holiday lets in phased purchase. No agreement was ever reached.
- The writer states that he never complained to and called out the Health and Safety Executive. It is believed that they did visit the site following a call from a sub-contractor and they immediately closed the site until correct scaffolding was erected, the site had been securely fenced and toilets and accommodation units had been provided.
- The roof replacement has resulted in a roof height in excess of 400mm higher than the original roof, not the 167mm cited by the Architect.
- An additional 5 courses of brickwork have been added to the courtyard wall above the windows with the result that they definitely look out of place.

The writer objects to the proposal as it is not possible for the work to be carried out in accordance with the Architect's drawings. Much of the work already carried out is not in accordance with the original approved drawings and this application can only make matters worse.

No objection would be raised to the building being completed on the condition that the finished building is constructed to look like the original building and matches the approved barn. This would require that the roof is lowered to the original height, the brickwork is repointed in the correct mortar and the windows and doors are replaced. An approved system for the collection and disposal of external run off water is required.

Your Officer's views

As stated in the agenda report, the increase in the roof height and the additional windows were considered to be acceptable by both the Council in determining Application 17/00326/FUL and the Inspector in dismissing the appeal. It is not considered necessary to assess those alterations now and the additional sun tunnels and amended window style are considered acceptable.

The RECOMMENDATION remains as set out in the main agenda report.