Dear Sir/Madam

**Applications 18.01327/FULL and 18/01328/LBC**

**Erection of dwelling incorporating an existing outbuilding to provide a workshop at Linfield House, South Street, Holcombe Rogus.**

The above applications have now been considered by the Council. The following are our comments;

1. In relation to planning policy, the Council noted the submissions made by the applicant’s consultants relating to the current planning status of Holcombe Rogus and the provisions of draft new Local Plan. It will be for MDDC to determine whether the development is currently permissible.
2. Assuming that the development is permissible in policy terms, the Council is concerned to ensure that the impact of the proposed development does not adversely affect nearby listed buildings and the conservation area generally.
3. Our Council is particularly concerned about the visibility of the proposed new building and the need to ensure that the materials used in the construction of the development are sympathetic to its environment.
4. The development site occupies an elevated position in South Street and the Council agrees that a single storey dwelling is appropriate. The new dwelling is quite well screened by existing hedges along South Street and it will be important to ensure that this screening is maintained and renewed should this be necessary.
5. The Council has some concerns about the visual impact of the new dwelling in relation to cottages in South Street when viewed from first floor windows. The Elevation facing South Street (which incorporates the existing stone building) and proposed car parking area is quite extensive and it is felt that the planting of some suitable trees/shrubs to reduce visual impact would be beneficial. A landscaping scheme should be carried out and maintained.
6. The Council understands that the proposed new dwelling (where it faces South Street) will be constructed of stone to match the existing stone building and that there will slate roofing. The Council agrees with these proposals.
7. The Council felt that the windows in the stone wall facing South Street might be rather too small. Perhaps this could be reviewed by the conservation officer.
8. The workshop is understood to be ancillary to the main dwelling use and is not to be occupied separately.
9. The Council asks MDDC to impose appropriate conditions to meet our concerns should it decide that the development is permissible in policy terms.
10. It is understood that Section 106 monies will be payable by the applicant as a contribution to the costs of public open space facilities for the Parish should Planning Permission be granted.

LJ Findlay

Parish Clerk

On behalf of Holcombe Rogus Parish Council