**Planning Application 19/02013/FULL**

**Revised Plans for the erection of dwelling and demolition of agricultural building on land north of Wardmoor**

The revised plans submitted by the Applicant were considered at a planning meeting of the Council on 6th May.

Our Council’s comments are as follows;

1. The comments made by our Council on 10th January 2020 in response to the original application apply equally to the revised application.
2. Our Council notes that the siting of the proposed dwelling has been moved so that it is now partly on the site of the existing barn. This does not in the opinion of our Council address concerns about the introduction into the open countryside of a dwelling of the kind proposed.
3. It is considered that any new dwelling should be kept within the building envelope of the current barn and should not exceed its height or be any more prominent in this special rural setting.
4. The external appearance generally should be such as to be not materially different from the current barn. In particular, there should be natural timber elevations which should not be painted.
5. The proposed dwelling conflicts with MDDC policy – See our Council’s letter of 10th January 2020.
6. Development outside settlements needs to be strictly controlled and our Council does not agree that the so-called “Class Q fallback position “ justifies such departure from the development plan policies. MDDC will be aware that the importance of our plan-led system has recently been underlined by the recent decision in Gladman Developments Ltd v The Secretary of State & Anor.
7. Such a radical departure from the Development Plan policies will create an unjustified adverse precedent across the whole of the District.
8. For these reasons, our Council considers that planning permission for the development (as revised) should be refused.
9. If the relevant planning officer is minded to approve this application, our Council ask that the application is called in for consideration by Planning Committee.
10. Without prejudice to the submissions made in this letter if ultimately MDDC determine to grant planning permission conditions should be imposed or a Section 106 agreement entered into relating to the following matters:
* The removal of the existing barn before development commences.
* The imposition of restrictions on lighting- as mentioned in the Council’s letter of 10th January.
* The reservation for subsequent approval of external materials including treatment of elevations.
* Control over subsequent changes to external appearance.
* Control over subsequent extensions to the building using Permitted Development rights so as require express planning permission.
* Imposition of a restriction on the height of the building to an acceptable level.
* Additionally, there would need to be a section 106 Agreement securing a contribution to the Holcombe Rogus play area.