

## **PLANNING & LICENSING COMMITTEE**

**29<sup>TH</sup> AUGUST 2017**

### **ADDENDUM REPORT**

<b>Report no.</b>	<b>Item no.</b>	<b>Application no.</b>	<b>Applicant</b>	<b>Parish</b>
158/2017	6	2017/0419/FUL	Mr Steve Jones	Morcott

#### **Highways comments**

No objection. 2 informative notes to the applicant have been requested. No conditions were recommended.

#### **Further neighbour representations.**

20 additional representations have been received in opposition to the scheme, with the following additional points raised beyond those addressed in the main report.

- The location plan shown in the committee report does not include extensions built to the rear of 17 Church Lane and Sundial House.
- Planning Officer's report does not indicate the significance of the Morcott Conservation Area Appraisal.
- The well on the site should be investigated.
- The digging in to the ground of the proposal will affect the hydrogeology of the locality, and could potentially affect underground water flow patterns causing adverse effects to older buildings in the locality. A full hydrogeological and environmental impact survey should be undertaken to establish the potential impacts of the development.

A letter of support has been received from the co-owner of an adjacent listed building, he considers that the scheme is sympathetic, materials are far more appropriate, that it is a modern design is of no consequence, the site is secluded and cannot be seen. Astonished at the level of objection and considers that villages should not be preserved in aspic.

#### **Heritage Impact Assessment**

An independent heritage impact assessment of the proposal has been received from the neighbouring landowner relating to the proposal. This states that it was commissioned to 'challenge' a planning application.

The assessment concludes first that the form of the new dwelling would be at odds with the criteria described in the Morcott Village Plan (2013) and the Morcott Conservation Area Appraisal (2014), in particular due to an erosion of their traditional setting causing substantial harm especially in the case of Sundial House. Secondly, the HIA concludes that the Morcott Conservation Area is unable to absorb such a starkly incongruous building. Furthermore, it states that it is possible that the site contains buried archaeological remains and that such remains are likely to be well-preserved, which would be destroyed by the proposed development but could be mitigated by a programme of archaeological investigation, excavation and recording.