

Justin Kingwell - April Cottage, The Street, Ashen. CO10 8JN

Pantiles, Ashen - Planning Application: Ref: 20/01374/HH

We have three major concerns. **First:** The windows on the side elevation overlooking our rear garden, and invading our privacy. Even if they have obscured glass, they will be opened at times. **Second:** The garage location directly at the end of our garden and the **noise** from motorbikes and cars which will disturb our peace. **Third:** The access drive, and turning area, in front of the garage and the impact of **noise** on our back garden.

These are the **same objections** raised by **Ashen Parish Council**, and our neighbours.

Windows overlooking. Garage location/ access drive and the **impact of noise**.

Noise is a material planning consideration which the officers have failed to address in the Pantiles design, or in their report to committee.

My neighbour, Neil Hendry, told me yesterday that the FOI response he received from Braintree District Council, contained evidence in emails that officers had failed to notice two large sections in **Objection Statement No. 3** which dealt with objections to Pantiles proposed car parking, access drive, garage location and the **noise impact** it would have.

Planning committee members need to know that when they read the officer's report that it is balanced and accurate. This report to the committee is not.

There is a gaping hole in it because it is missing a major section, as it fails to address the material planning consideration of **noise**.

And, the objections raised by Ashen Parish Council mention the impact on neighbours. **Noise** would be the major impact if this application was approved. The reason this application is being considered by the committee tonight, is because the officers chose to go against the objections raised by Ashen Parish Council. So, you would expect this report to address the reasons why they think this layout and proposals are acceptable, and how they have mitigated **noise impacts**. But, they don't. They avoid the issue altogether and don't talk about the impact of **noise** on ourselves and our neighbours. Why not?

We are prepared to be reasonable. We don't object to the main proposals for the house, apart from the windows to the side elevation. The other main objections are the proposed garage location, access drive and the **noise**. The same issues that Ashen Parish Council and our neighbours at Longways Cottage have raised. These have not been addressed by officers, or in the report they have prepared for members if this committee.

The officers have not done their job properly. And as mentioned above, we have email evidence that they ignored the content of my neighbours **Objection Statement No. 3**. Had they read that statement properly, they would have realised that **noise** is a major concern with this application. **Noise** is a material planning consideration, and if this application is approved it will cause a major negative impact on our lives. We are not against any redevelopment of Pantiles, but these proposals have failed to address the objections that we share with Ashen Parish Council, and Longways Cottage.

For these reasons, members should ask the applicant, and the officers, to go away and think again, and **refuse** this application.