

Braintree Planning Committee – 16/02/2021

Agenda Item 5e App. No. 20 01833 FUL - Cherry Tree Barn, Hall Road, BORLEY

Representation Made on Behalf of the Applicant – Mr M Bryant. To be read by the Officer.

Thank you for the opportunity to make representation to you this evening.

This application seeks permission for a new dwelling of high quality design and which has the full support of the local community. It is proposed as a replacement dwelling, replacing the permission to convert an existing building on the site, where the resultant dwelling will be far more attractive, well-designed and suited to the site than what has already been approved.

The report before you identifies this as a prominent and visually intrusive building that would result in harm to the views of heritage assets to the north of the site. As you will see, this is not the case. Indeed, the applicant would like to draw attention to the following comments made by your consultees;

The AONB Planning Officer states; *“The proposal does not raise any issues of concern and overall it has the potential to deliver positive enhancements within the Project Area around Borley. The design and choice of materials proposed for the construction of the new barn/cartlodge will enable it to sit sympathetically beside Cherry Tree Barn which is listed and within the Melford Sudbury Stour part of the Project Area. The scale of the new dwelling is such that it will sit reasonably low in the landscape and will be viewed as part of Borley Hamlet. The siting and orientation of the new dwelling will also allow views of Borley Church tower to be retained from PROWS passing close to Belchamp Brook....The retention of this view is important to help conserve the special qualities of this part of the Stour Valley”.*

The Parish Council have said; *“... The views of those around the barn are most supportive of the new scheme which shows an attractive, low-level building in a better on site location than the barn conversion. The new scheme is far more suitable with regard to the local environment and has the support of the Parish”.*

There are no objections from neighbours, nor from any local amenity groups. The Parish Council have taken time to make further representations to the Planning Committee in support of their previous consultation response, and are fully supportive of the betterment that this proposal will achieve.

Your Officer identifies that there would be environmental harm resulting from this proposal, and gives little weight to the fallback position. Both the AONB Planning Officer and the Parish Council consider that this proposal would be better for the local environment than the approved scheme. They also identify that the removal of the utilitarian buildings around the listed barn would provide space to its setting which would also be environmental benefits. This is also recognised by the Council's Heritage Consultant, yet these are not recognised in the Planning Balance in your report at all.

The applicant considers, therefore, that the harm identified by your officer does not exist, and that the proposal would result in enhancement to the site that make this proposal one which is both acceptable and desirable. In discussion with the Parish Council, they do not consider that the proposal would effect views of the church at all, as it simply would not interrupt the suggested views of the church tower.

I am sure it is not often that an application comes before you that has both the support of the local community and recognisable improvements to be gained through approval. The applicant believes that any reasoned balancing of the issues would find these benefits far outweigh any harm. For these reasons it is

requested that the committee please approve this attractive and sustainable development. Thank you.