

# Comments for Planning Application UTT/23/3009/FUL

## Application Summary

Application Number: UTT/23/3009/FUL

Address: Land Adjacent The Bell Royston Road Wendens Ambo Essex

Proposal: Change of use on land adjacent to the Bell Inn to allow for log cabins for commercial rent

Case Officer: Paul Hunt

## Customer Details

Name: Sam Slota-Newson

Address: 17 Station Road, Wendens Ambo, Saffron Walden, Essex CB11 4LB

## Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Wendens Ambo Parish Council Response to Planning Application UTT/23/3009/FUL

The Parish Council is keen to support The Bell and understand the intent of the development. However, we do have some concerns over errors and lack of detail in a proposal that will have a significant impact on an important part of the village, a listed building in a conservation area. We therefore ask that the application is denied until these are remedied. The Parish Council will be happy to discuss the application in greater detail with Mr Gardica if that would be helpful.

These comments are made in the context of the considerable development that has occurred on the site without planning permission over the last three years.

The primary concerns are as follows:

The application states it is for a "Change of use on land adjacent to the Bell Inn, to allow for log cabins for commercial rent". The designs submitted do not appear to be for Log Cabins, it appears rather that they may be some conversion of the existing containers.

The application states it "allows for existing containers and caravans to be removed from the land adjacent to public house" it also states "The design of the log cabins is of a contemporary design, which again, offers enhancements to the existing containers and caravans on the site." It is not clear whether the "log cabins" are new structures or a modification of the containers.

If the containers are to be removed, it is not clear if they will be moved only from the small area in the application or from the site entire which would be appropriate as there was no planning

permission for them where they currently sit.

The application states that foul sewage will be disposed of via Mains Sewerage, there is no Mains Sewerage that can be accessed from the site. The Design document references the installation of a septic tank, but with not indication of a drainage field while the site is very close to Wenden Brook a main tributary of the River Cam.

The application references "an existing mature tree line along the boundary to the Bell and the application site, which disguises the built form". There is, in fact, very little tree or hedge cover between the proposed development and the road nor from the open areas and footpaths to the south.

We re-iterate that we wish to support the pub and would be glad to support Mr Gardica in refining his plan, but we request that it is not approved until it has been improved and provides greater assurance that it will preserve and enhance this important listed property that sits at the heart of a conservation area.