

# Moreton, Bobbingworth and the Laver Parish Council

## Objection to Full Planning Application: EPF/3231/21

**We object to this application for a Minor Material Amendment, being Variation of Condition 2 for EPF/1052/17.** (*Demolition of existing industrial and storage workshops and equestrian buildings and replacement with three residential units plus annex and outbuilding together with reconfiguring of access road and landscaping*).

### Grounds for our Objection:

Very significant difference from the original application granted (EPF/1052/17) to this Minor-Material Amend application. These changes relate to scale of the development, site coverage, building heights and involved tweaks to the application site (red line) boundary. Section 73 refers.

- **Incorrect Plan information is being provided in this application** In the original granted application - EPF/1052/17, the plans detailed by number in Condition 2 are: 3598\_SK: 01A, 02A, 03, 101A, 102A, 201.1A, 201.2A, 202.1A, 302A, 202.2A, 401A, 301A, 202.3A. This application (EPF/3231/21) refers to plan reference numbers which have been created within Non-Material Amendments. They do not relate to the plans in Condition 2, EPF/1052/17.
- **Agent Claims a 4 sqm reduction. The replacement plans show the main house with an overall floor area increase** of approx. 58 % over and above the original granted permission EPF/1052/17 and an increase of about 19% on the footprint of the main building. These increases are all Non-Material Amendments and progress from being a Rectangle (EPF/1052/17), changed to a "T" shape (EPF/2826/18), adding a basement thereby immediately increasing the overall floor area by 33%. This "T" shape changes to "H" shape (EPF/2526/19) and (EPF/3231/21) reverts to a Rectangle.
- **Overdevelopment in the Green Belt. This is a major incursion into Green Belt Land.** The original 'brownfield' site was about 20% of the field area, the remainder of the field being Green Belt land. Recent Non-Material Amendment plans show the entire development to have enlarged to about 70% of the original field area, Green Belt land. 70% of the already built or proposed houses are now on Green Belt land and no longer on the original 'previously developed' land.
- The **Red Line** has progressively been moved. On recent plans, the position of the red line differs from that on EPF/1052/17 and furthermore now also shows development outside of the red line.
- **Highway Issue – EFDC Previously Closed Entrance - Unsafe.** Access to the highway EPF/3231/21 shows 2 highway access entrances to this development. The newly re-opened Highway access (created by a non-material amendment) was not on the original granted application EPF/1052/17. It is in an unsafe position and was closed as a condition on EPF/0637/01 for highway safety reasons.
- **The impact of this development on the adjacent listed building has not been considered.**

We also believe that this new Full Planning Application is incomplete as it does not provide many of the reports generally required in a Green Belt application. We request that these be provided prior to this application being considered. This, in our opinion, should include a full Contamination Report as EPF/1223/2000 plans clearly show that there was a Piggery on this site (see attached image). Additionally, since EPF/1052/17 was granted, thousands of tonnes of waste material have been imported into this site (without planning permission or a license) to create bunds. (See attached photos)

We request that all **Permitted Development Rights are removed**, should the application be approved.



The Piggery on  
this site.

