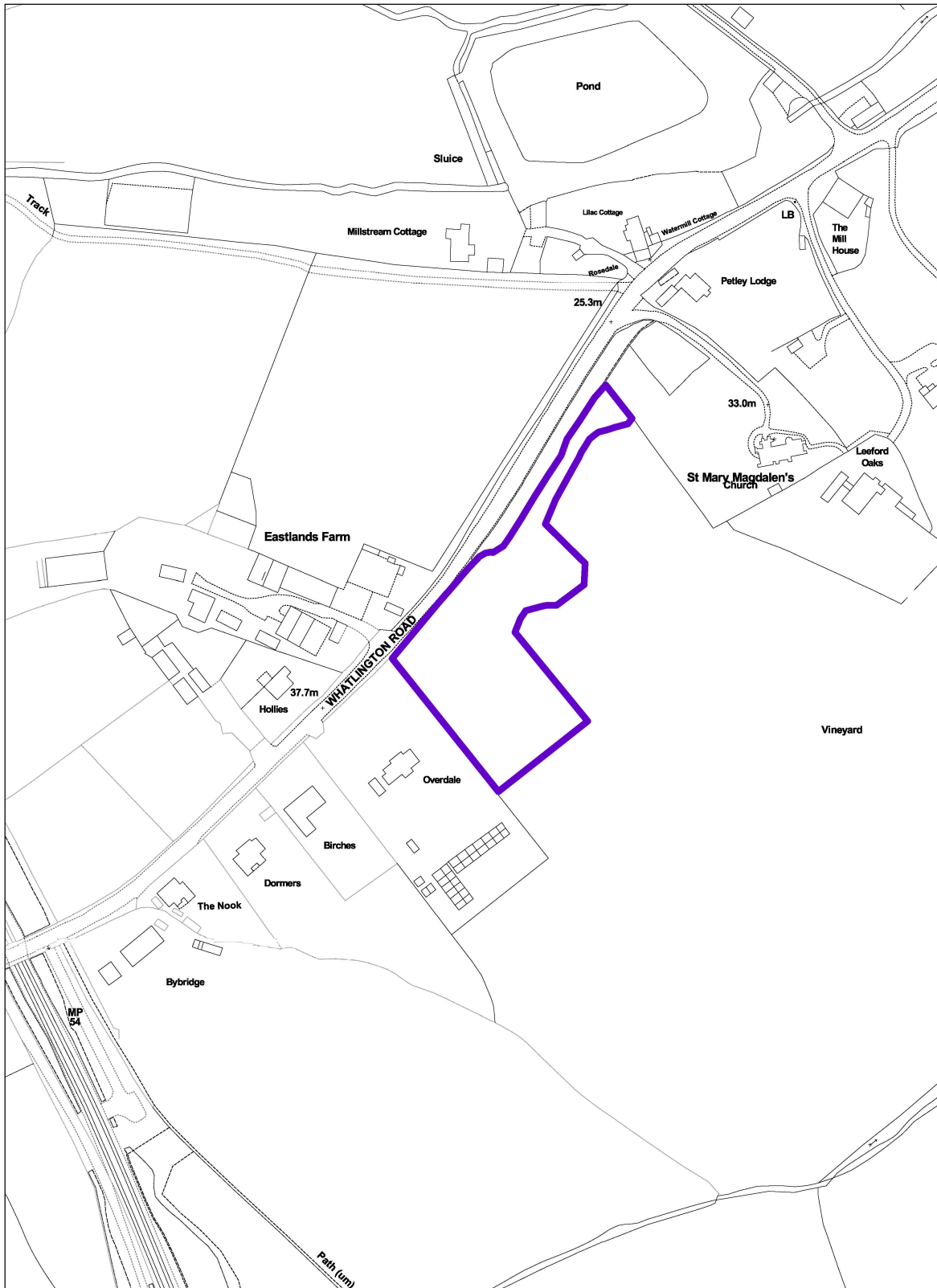


WHATLINGTON

RR/2019/2758/P ST MARY MAGDALEN CHURCH - LAND SOUTH WEST OF



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Not To Scale

COMMITTEE DATE:	18 June 2020
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APPLICATION NO: RR/2019/2758/P WHATLINGTON

St Mary Magdalen Church - Land South West of, Whatlington

Proposal - Construction of a church car park and erection of a detached dwelling

Further comments for reporting:

Legal Services:

Legal Services has provide confirmation that the previous Agreement (s106) on the land has now been discharged in accordance with the Committee's delegated resolution made in May 2019 (this relates to application RR/2019/699/P – application to discharge a Planning Obligation by Agreement).

Correspondence from agent (KLW) in response to the Committee report (summarised):

- S106 – the previous Agreement has now been legally discharged
- A consultation exercise held at the Church (16/3/2019) resulted in 87 positive responses.
- A viability review, ecology and highway information were provided in response to the preapplication letter.
- The Location Plan at the front of the Committee Report does not reflect accurately the proposed dwelling plot, and car park, which are much smaller.
- The church has no dedicated parking.
- Use of the village hall car park involves walking along a busy road with no footway or streetlamps.
- The health and safety of church goers is the main reason for proposing the car park.
- A car park would allow the church to offer a wider range of services and community gatherings.
- The Church cannot fund a car park and other funding options have been explored.
- Pre-application advice was sought from the Council and was supportive.
- Our view is that the significant safety and community benefits outweigh the landscape concerns raised.
- The visual effect of the dwelling on the AONB will be much less than stated
- This scheme is small scale and therefore has some policy support.
- views of the church and its setting are very limited.
- The proposals would align with the ribbon development, which already exists.

- The site and surroundings are not isolated and so the effect of a new dwelling must be set in the context of existing dwellings in the immediate locality.
- Heritage England does not identify a high level of harm and when compared against the significant benefits, the scheme comes out as being acceptable in our view.
- The Conservation Officer attended a site visit, but her comments are not reported in the Committee Report.
- Members are entitled to attach different weight to the same issues and come to a different conclusion.

RECOMMENDATION: AS PER REPORT