

Zac Denton

From: Zac Denton
Sent: 25 February 2019 15:51
To: 'Kerry Simmons'
Subject: RE: CM/37/18/OUT - Mistletoe Farm, Climping

Hi Kerry,

Thank you for your email.

I note your confirmation that the highway requirements for visibility splays are met on highway land (if not met on land within the applicants ownership).

The location plan and the access plan will be approved under the outline application.

Kind regards,

Zac

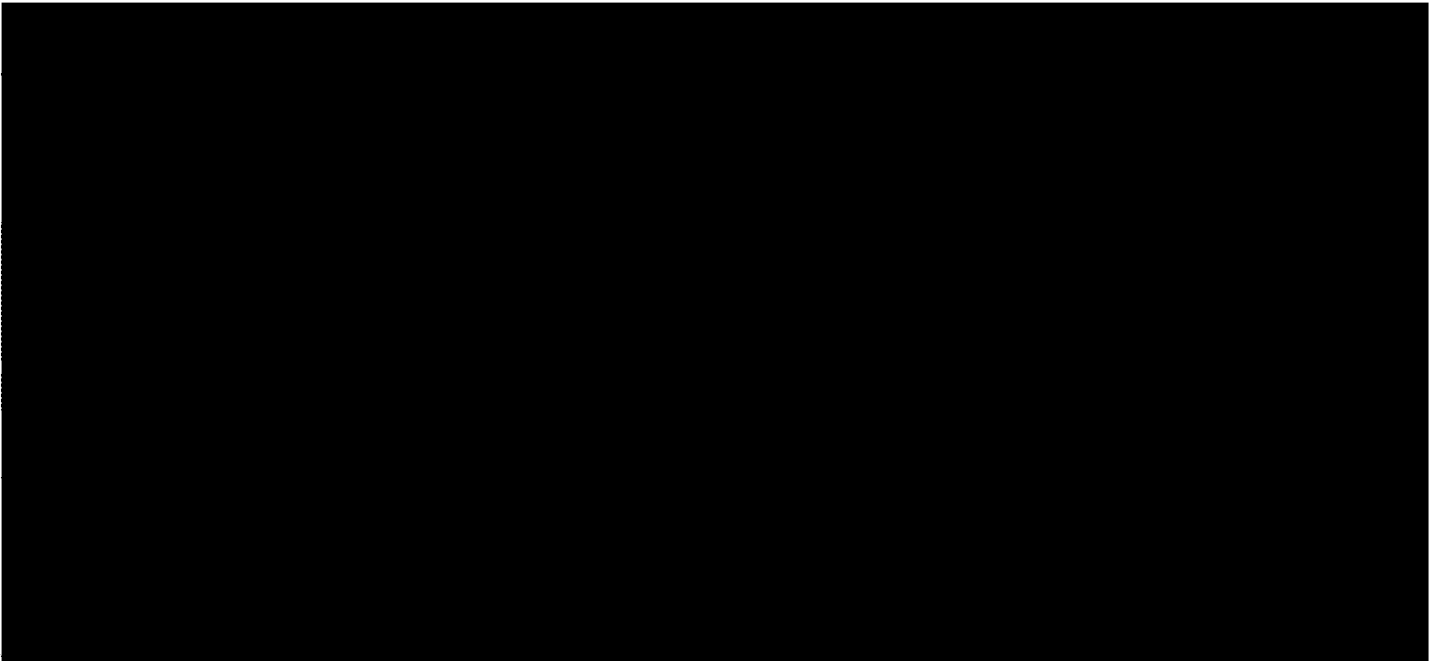
From: Kerry Simmons [REDACTED]
Sent: 25 February 2019 14:02
To: Zac Denton
Subject: RE: CM/37/18/OUT - Mistletoe Farm, Climping

Hi Zac,

Our understanding is that the location plan adequately shows the application site, including the access, outlined in red and as such there is no requirement to duplicate the redline on the additional access plan. The visibility splays extend along the verge which is highway land designed for this purpose and already safeguards the visibility splays for existing accesses along this part of Horsemere Green Lane. From our experience it is not necessary to serve notice on WSCC particularly as they have been notified as part of the application consultation process and raise no objection.

Best regards,
Kerry

Kerry Simmons MA MRTPI
Principal Planner
[REDACTED]



From: Zac Denton
Sent: 25 February 2019 13:48
To: Kerry Simmons
Subject: RE: CM/37/18/OUT - Mistletoe Farm, Climping

Hi Kerry,

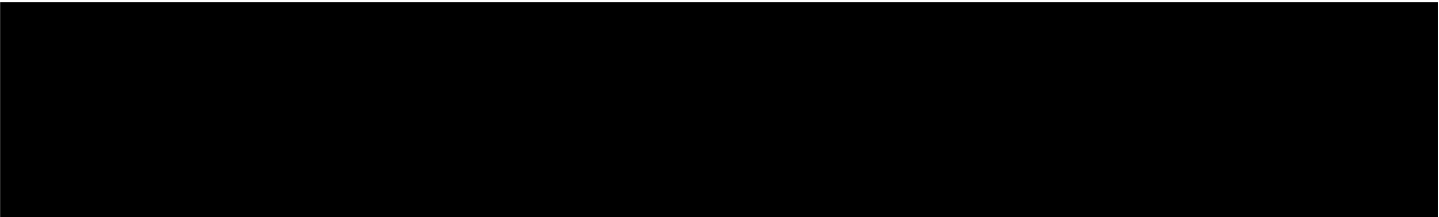
The approved matter of the outline application is the access, of which W.S.C.C Highways have been consulted on. They did not believe that the application would have a severe impact on the operation of the road because *(also for other reasons)* sufficient visibility splays could be provided from the access.

The red line shows that the land that forms the access (which allows for the visibility splays) is within the ownership of the applicant, and therefore said splays can be provided and maintained on site.

Please do not hesitate to contact me if you have any further enquiries, I am happy to help!

Kind regards,

Zac



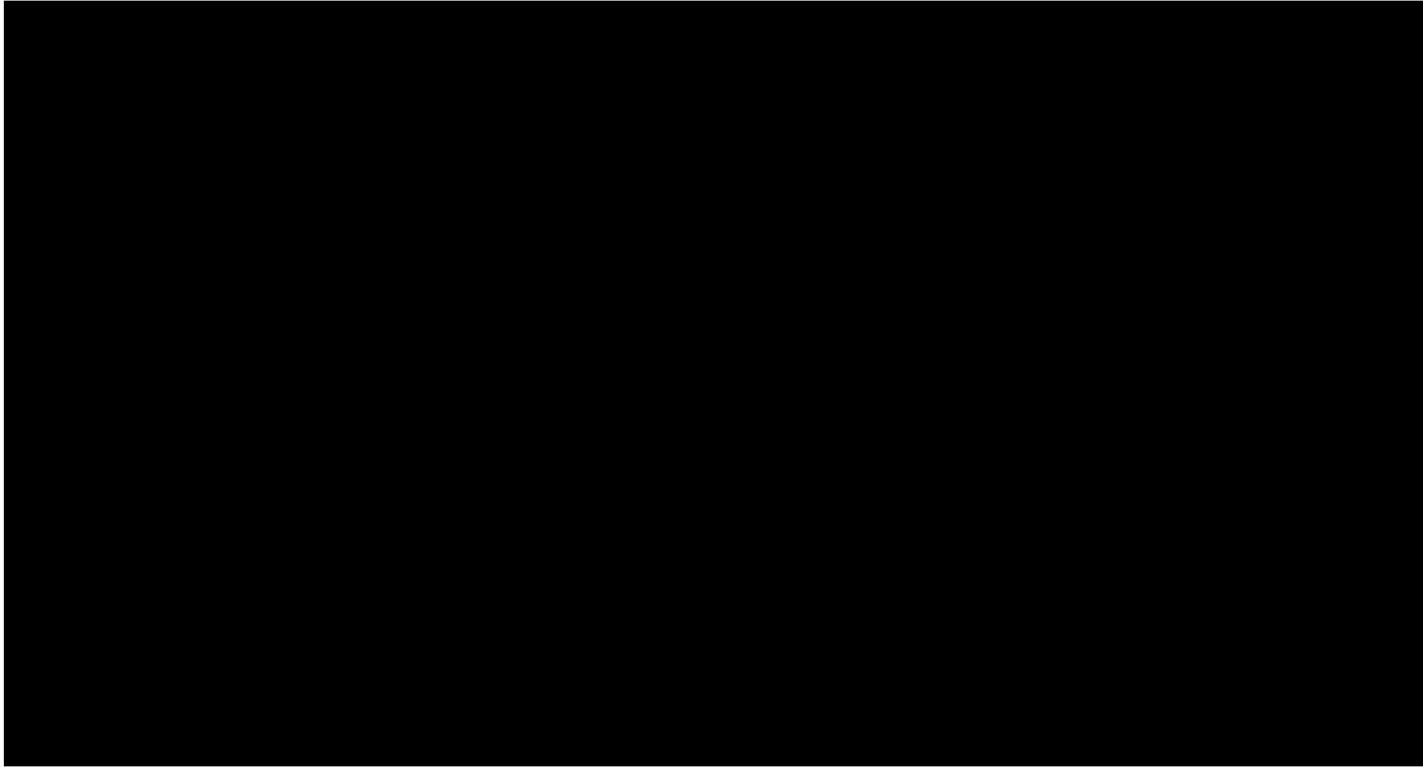
From: Kerry Simmons
Sent: 25 February 2019 13:42
To: Zac Denton
Subject: RE: CM/37/18/OUT - Mistletoe Farm, Climping

Hi Zac,

Please can you explain why you need the red line put onto the plan ?

Best regards,
Kerry

Kerry Simmons MA MRTPI
Principal Planner



From: Zac Denton [REDACTED]
Sent: 25 February 2019 13:17
To: Kerry Simmons
Subject: RE: CM/37/18/OUT - Mistletoe Farm, Climping

Good afternoon Kerry,

Thank you for your email and the attached plan, I have a few comments/requests.

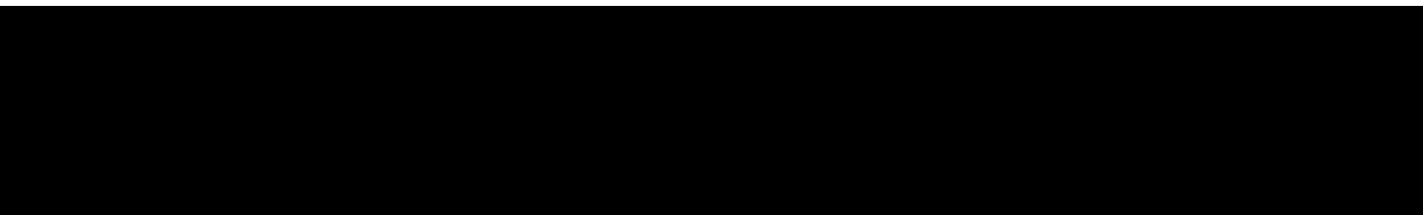
Would it be possible for you to 'red line' the application site, as on the location plan?

Additionally, W.S.C.C's Highways' comments were on the basis that the access were constructed using 'hardbound' material. If this were included on the plan, it would avoid this being conditioned in future. If you were to put this detail on the (amended) plan, then it would save time in the future.

I look forward to your response.

Kind regards,

Zac

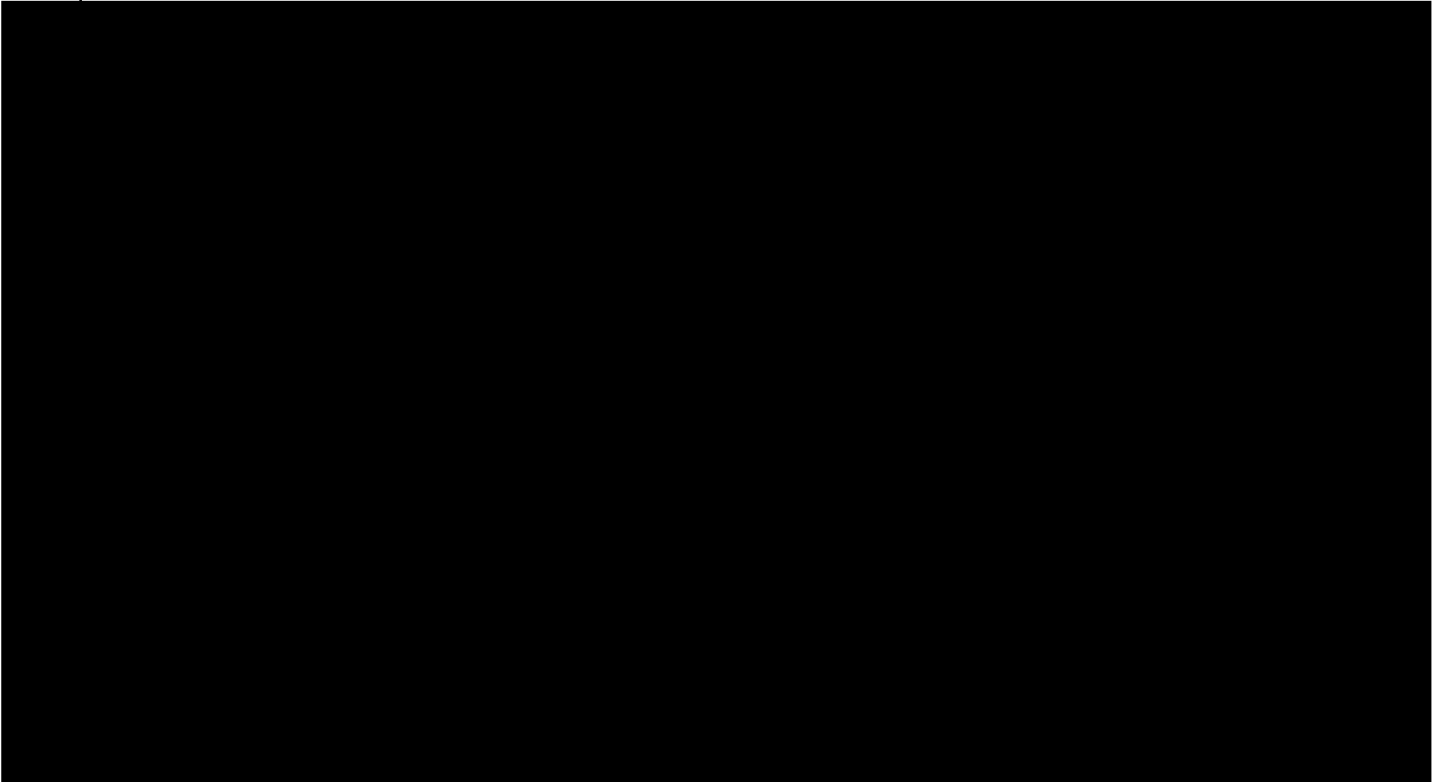


From: Kerry Simmons [REDACTED]
Sent: 25 February 2019 11:14
To: Zac Denton

Cc: Juan Baeza; Natalie McKellar; Paul White
Subject: RE: CM/37/18/OUT - Mistletoe Farm, Climping

With plan attached this time.

Kerry Simmons MA MRTPI
Principal Planner



From: Kerry Simmons
Sent: 25 February 2019 11:07
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: CM/37/18/OUT - Mistletoe Farm, Climping

Dear Zac,

Natalie is away from the office today so I am writing in her absence to provide you with the requested plan showing the proposed access only – please see attached, trust this is sufficient but should you require anything further please let us know.

With regard to the late consultation with the Council's ecologist, Paul White, our Planning Director, has spoken to Juan Baeza and our understanding is that this is a formality as part of the application process and that once the ecologist's comments have been received Officer's would consider whether a standard condition would be required to be attached to the outline planning permission. On that basis we would be grateful if you could provide us with a copy of the ecologist's comments when you receive them.

We are currently seeking agreement from the applicant to agree the extension of time until 18th March 2019.

We look forward to hearing from you in due course.

Best regards,
Kerry

Dear Natalie,

I regret to inform you that a decision will not be released today. My Team Leader has raised two issues.

Firstly, I will need to consult Ecology, as this had not happened previously.

Second, please could you provide a plan showing only the proposed access. This is because the access is the only part of the proposal approved under this application.

Would you be agreeable to an Extension of Time to the 18th of March?

Kind regards,

Zac



From: Natalie McKellar [REDACTED]
Sent: 14 February 2019 10:04
To: Zac Denton
Cc: Kerry Simmons
Subject: RE: CM/37/18/OUT - Mistletoe Farm, Climping

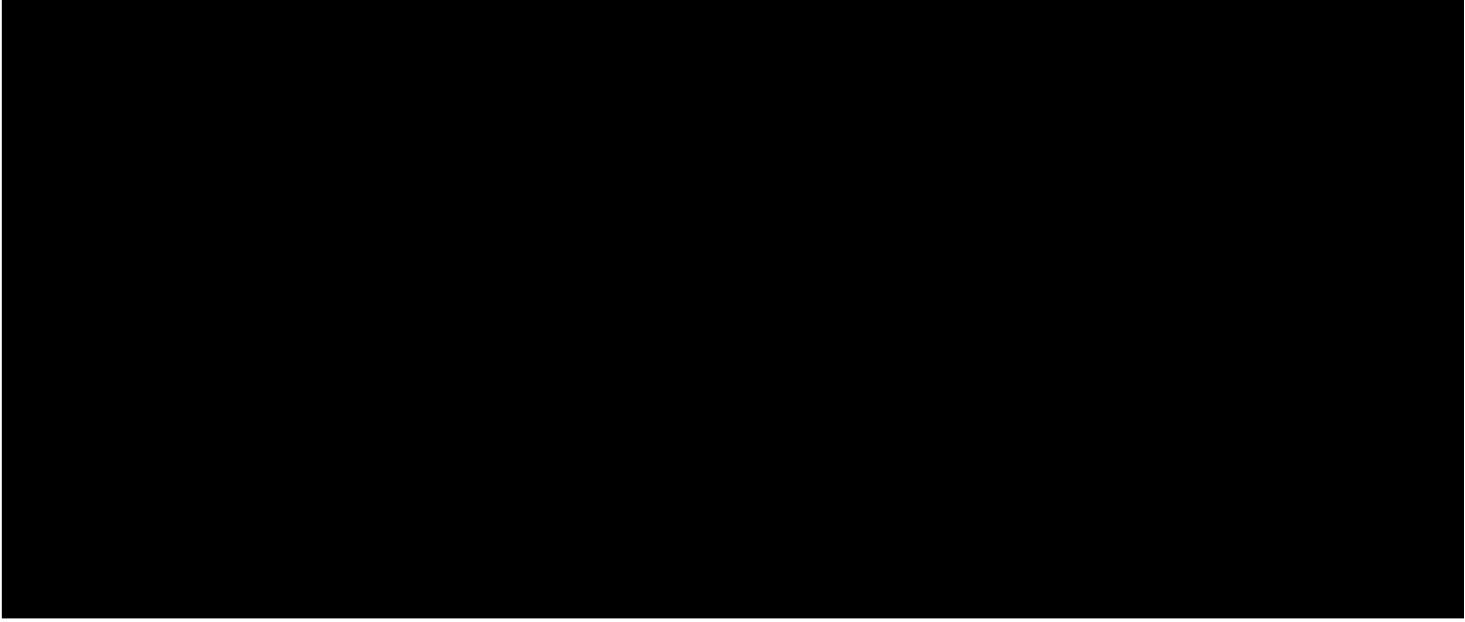
Dear Zac,

Thank you for your email, I am grateful to you for taking the time to come back to me. I am happy to agree an extension until 22nd February to determine the application.

Should you need anything further please contact me.

Kind regards,
Natalie

Natalie McKellar



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From: Zac Denton [REDACTED]
Sent: 13 February 2019 09:04
To: Natalie McKellar
Subject: RE: CM/37/18/OUT - Mistletoe Farm, Climping

Dear Natalie,

I am still hopeful that the decision will be issued by the 22nd of February, if you are happy to agree an Extension of Time to this date?

I am meeting with my Team Leader tomorrow to discuss my recommendation report. I will be recommending approval, although this is only a recommendation, and is subject to change.

Please do not hesitate to contact me with any queries you have.

Kind regards,

Zac

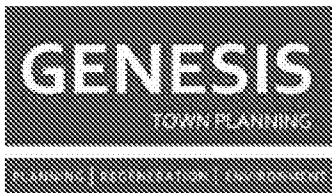
[REDACTED]

From: Natalie McKellar [REDACTED]
Sent: 12 February 2019 13:06
To: Zac Denton
Cc: Kerry Simmons
Subject: FW: CM/37/18/OUT - Mistletoe Farm, Climping

Dear Zac,

Further to the email from Anita below are you now able to advise me of the timescales involved and your proposed recommended for the 2 no. dwellings at Mistletoe Farm please?

Kind regards,
Natalie



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From: Anita Gardner [REDACTED]
Sent: 07 February 2019 13:55
To: Natalie McKellar
Cc: Zac Denton
Subject: CM/37/18/OUT - Mistletoe Farm, Climping

Dear Natalie,

I have a significant and urgent caseload and know that you are requesting an update. I have discussed your application with my Team Leader and it has been agreed that the application can be reallocated to another officer, Zac Denton, to hopefully progress the application in a more timely manner.

If you allow a few days for Zac to familiarise himself with the application and then send him an email he should be able to give you an idea of realistic timescales and the likely recommendation. I believe he is hopeful that the application should be determined by 22-02-2019.

Regards

Anita

[REDACTED]

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