

Combroke Parish Council

Consultation for Application 19/00361/FUL

At: The Little House, Combrook, CV35 9HP

Proposed: Enlargement of parking area, erection of retaining wall

Representation

The Parish Council is responding to Amended/Additional details submitted on 18/03/2020 with the accompanying comments from the Case Officer:

A letter from a Structural Engineer with associated plans, brochure and calculations have been received to support the application. The report recommends enhancements to the existing structure. A schedule and timetable of works have also been received to support the application.

The letter, which is addressed to the applicant and therefore appears to be from the applicant's own Structural Engineer states that '*the wall requires enhancement to give adequate factors of safety...*' This confirms that the wall in its present condition is unsafe.

This application has already been considered by the Planning Committee and their decision on 02/10/2019 was to delegate powers to the case officer to grant the application **subject to a satisfactory report from an independent engineer confirming that the structural stability of the wall is sound.**

This report is neither satisfactory, nor is it from an independent engineer.

The Planning Committee delegation to Officers did not include the authority to consider further amendments. The Planning Committee decision was based on the design as presented and took no account of the additional work needed to make the structure safe.

The schedule of works provided show that the remedial works require a significant amount of site investigation work in addition to the installation of ground anchors into the densely wooded hillside. The extent of the destructive impact on trees and the adjacent ancient woodland was unknown to the Planning Committee and approval was not given for this extra work.

Conclusion

The Parish Council recommends refusal of the application on the grounds that the power delegated to Officers was to grant **if** a satisfactory report from an independent engineer was obtained. This has not occurred.

The proposal for this amendment requires additional new engineering works which may themselves prove destructive. These amendments cannot be applied to an application which has already failed to meet the requirement prescribed by the Planning Committee on 02/10/2019 and should be refused.

8/04/2020

