

Hayley Morley

From: Nigel Brown <nbrown@uttlesford.gov.uk>
Sent: 12 July 2019 17:18
To: Hayley Morley
Cc: Maria Shoesmith
Subject: RE: [External]..UTT/19/0125/FUL - Case Officer

Dear Ms Morley

I am responding for Maria on this.

I note that you have an extension of time until 29/7, we will update you either with a decision or confirmation that the matter is going to Planning Committee 21/8 before then.

I note you reference to the pre-app from Luke, obviously this has the normal caveats within it. Due to Luke's recent secondment within the team, this has fallen to Maria who is getting familiar with the case and will form her own professional judgement on the matter.

Nigel Brown MRTPI
Development Manager

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nbrown@uttlesford.gov.uk

From: Hayley Morley [mailto:Hayley.Morley@StruttAndParker.com]
Sent: 09 July 2019 13:36
To: Maria Shoesmith
Cc: Nigel Brown; Roger Harborough
Subject: RE: [External]..UTT/19/0125/FUL - Case Officer

Maria,

Thank you for your e-mail. I am aware that there is a significant volume of third party objections, however the main issue they raise relates to the potential closure of the Homebase store. Considering that we are now almost two months beyond the target determination date for the application and no new third party objections have been submitted to the Council since early May, I am sure you will agree that the Council have had more than sufficient time to consider these objections along with the detailed documents and plans submitted in support of planning application.

You will be aware from your handover with Luke that he had previously advised that the application would be recommended for approval, and this reflected the pre-application advice that was received from the Council. Given this, and the amount of time that has passed, it is completely unacceptable for you to state that you are not yet in a position to confirm the Council's recommendation for the application.

In order to allow my clients to consider their position, could you please confirm as a matter of urgency when you will be able to confirm the Council's position on the application, and further, if the application is to be recommended for approval, whether it would be considered at the August planning committee?

I look forward to hearing from you as soon as possible.

Regards

Hayley

Hayley Morley

BA (Hons) BPI MRTPI
Associate Director
Strutt & Parker, Coval Hall, Chelmsford, Essex CM1 2QF
Direct Line 01245 254609



From: Maria Shoesmith [mailto:mshoesmith@uttlesford.gov.uk]
Sent: 09 July 2019 11:15
To: Hayley Morley <Hayley.Morley@StruttAndParker.com>
Cc: Nigel Brown <nbrown@uttlesford.gov.uk>
Subject: RE: [External]..UTT/19/0125/FUL - Case Officer

Dear Hayley

I am still in the process of assessing the application and drafting the report. There is a lot of information which has been submitted that needs to be taken into account including representations of which this is taking a considered amount of time more than what has been anticipated. As stated in my previous emails I was endeavouring to get the application to the July Planning Committee. This is on the assumption that the application is being recommended for approval. I have not formed a decision as yet regarding the application and unfortunately due to the above the application unfortunately will not be going to the July Planning Committee.

Regards,

Maria

Maria Shoesmith MRTPI

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From: Hayley Morley <Hayley.Morley@StruttAndParker.com>
Sent: 09 July 2019 09:39
To: Maria Shoesmith <mshoesmith@uttlesford.gov.uk>
Subject: RE: [External]..UTT/19/0125/FUL - Case Officer

Morning Maria,

I just wanted to check whether you have everything that you need in connection with the application, and if there are any points that require clarification or further information? Could you please confirm when your report will be available and also whether there will be any draft conditions for us to review in advance of the publication of the report?

Many thanks and kind regards

Hayley

Hayley Morley

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From: Maria Shoemith [<mailto:mshoemith@uttlesford.gov.uk>]
Sent: 01 July 2019 12:58
To: Hayley Morley <Hayley.Morley@StruttAndParker.com>
Subject: FW: [External]..UTT/19/0125/FUL - Case Officer

Dear Hayley,

Thank you for your email. I will be looking at the application and drafting my report this week. If I have any issues or queries I will let you know.

Kind regards,

Maria

*Maria Shoemith MRTPI
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From: Hayley Morley <Hayley.Morley@StruttAndParker.com>
Sent: 01 July 2019 12:08
To: Maria Shoemith <mshoemith@uttlesford.gov.uk>
Subject: RE: [External]..UTT/19/0125/FUL - Case Officer

Afternoon Maria,

Please find attached a further letter in connection with the above planning application, which is submitted on behalf of the applicant by way of a policy update.

I was wondering whether you have had an opportunity to review the planning application yet, and have a formal handover with Luke Mills? I would also be grateful if you could please confirm that date by which the reports for the July planning committee need to be finalised?

I look forward to hearing from you, however please don't hesitate to contact me if you have any queries or require any additional information.

Many thanks

Hayley

Hayley Morley

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From: Maria Shoemith [<mailto:mshoemith@uttlesford.gov.uk>]

Sent: 18 June 2019 14:03

To: Hayley Morley <Hayley.Morley@StruttAndParker.com>

Subject: RE: [External]..UTT/19/0125/FUL - Case Officer

Dear Hayley,

Thank you for your email and the extension of time. As stated I will endeavour to get this to the 24 July Planning Committee. If there are any problems I will advise you.

King Regards,

Maria

*Maria Shoemith MRTPI
Development Management Team Leader*

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From: Hayley Morley [<mailto:Hayley.Morley@StruttAndParker.com>]
Sent: 17 June 2019 14:44
To: Maria Shoesmith
Subject: RE: [External]..UTT/19/0125/FUL - Case Officer

Afternoon Maria,

I have now taken instructions from my client. They are naturally disappointed with the on-going delay to the determination of the application, however they are willing to grant a further extension of time to 29th July 2019 on the basis that the application will be considered at the meeting of the Planning Committee on 24th July.

Kind regards

Hayley

Hayley Morley

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Direct Line 01245 254609





From: Maria Shoemsmith [<mailto:mshoemsmith@uttlesford.gov.uk>]

Sent: 11 June 2019 14:03

To: Hayley Morley <Hayley.Morley@StruttAndParker.com>

Cc: Roger Harborough <rharborough@uttlesford.gov.uk>; Nigel Brown <nbrown@uttlesford.gov.uk>; Luke Mills <LMills@uttlesford.gov.uk>

Subject: RE: [External]..UTT/19/0125/FUL - Case Officer

Dear Ms Morley,

Thank you for your email.

I apologise for the delay in the time that it has taken to deal with the application. Unfortunately, this has been down to high workloads.

However, I have allocated the case to myself yesterday, the deadline for the 26th June committee is today.

In briefly looking at the application there appears to be circa 800 representations that have been received, objections from the Town Council and an outstanding holding objection on the system from ECC SUDs. From speaking to Luke it is understood that SUDs has now been addressed of which I will look into the matter.

Whilst I will endeavour to make every effort to get this application assessed as soon as possible unfortunately with the best will in the world I do not have enough time to fully assess and draft a report for the June Committee. I will endeavour to get this to the 24 July Planning Committee and I would appreciate an extension of time until 29th July 2019 to allow me to do so.

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

Kind Regards,

Maria

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From: Hayley Morley [<mailto:Hayley.Morley@StruttAndParker.com>]

Sent: 11 June 2019 12:37

To: Maria Shoesmith

Cc: Roger Harborough

Subject: [External]..UTT/19/0125/FUL - Case Officer

Importance: High

UTT/19/0125/FUL

Demolition of existing warehouse and redevelopment of the site to provide a 68 bedroom care home (Use Class C2) together with associated car parking, landscaping and amenity space

Homebase Limited, Elizabeth Close, Saffron Walden

Dear Ms Shoesmith,

I am e-mailing in connection with the above planning application which was validated on 9th February 2019. The target determination date for the application was 8th May, however an extension of time to Friday 28th June was recently agreed on the basis that the application would be determined at the Planning Committee on 26th June.

The pre-application process and the subsequent planning application have been dealt with by Luke Mills, however he informed me on 3rd June that he has been moved to the Garden Communities team with immediate effect, and is no longer the case officer. I am sure you can appreciate that it is extremely disappointing and frustrating to change case officers as such an advanced stage in the determination of the planning application. However, to compound matters, he has also confirmed that a new case officer has not yet been allocated. He has advised that this is likely to take place until sometime during week commencing 17th June, however I further understand that he will be away on leave that week, which will presumably preclude the opportunity for a thorough handover to the new case officer. I am aware that the internal deadline for the preparation of reports for the 26th June Committee is this week, and therefore I can only assume that this application will no longer be determined in accordance with previously agreed timescale.

In the circumstances, I would be grateful if you could please confirm as a matter of urgency who the replacement case officer is, and whether the application will be considered at the Committee meeting on 26th June. I am sure you will understand that my clients will want to be reassured regarding the progress of their application at this advanced stage, and also require this information to consider their position including a potential appeal against non-determination.

I look forward to hearing from you as soon as possible. In the meantime, please do not hesitate to contact me if you require any additional information.

Regards

Hayley Morley

Hayley Morley

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