|  |  |  |
| --- | --- | --- |
| Cllr A J BaskerChairmanBothenhampton & Walditch Parish Council | **Date:** | 27 April 2021 |
| **Ref:** | MP/LG |
| **Officer:** | Matthew Piles |
| **✆** | 01305 221336 |
| **🖂** | matthew.piles@dorsetcouncil.gov.uk |
|  |  |

Dear Cllr Basker

**Homestead Farm, Main Street, Bothenhampton, Bridport DT6 4BJ**

**Planning Appeal: A/WD/D/19/003186 and new Application P/VOC/2021/00495**

Thank you for your correspondence dated the 26 April 2021.

Please accept my apologies that the appeal notice received by the Parish Council on 13 April 2021 contained an incorrect description of development. This was unfortunately an administrative error for which I apologise.

Mr Darren Rogers was the case officer for the planning application the subject of the planning appeal. As Mr Rogers recommended that the planning application be approved it is considered that in this instance it would be more appropriate for another officer to defend the Council’s refusal of planning permission at the planning appeal inquiry. As such it is Mr James Lytton-Trevers, Lead Project Officer, who will be one of the two officers’ representing the Council at the appeal inquiry next week. The other will be Mr James Weir, Senior Conservation Officer. In order to keep the matters of the planning appeal and the recently submitted planning application separate Mr Bob Burden, Senior Planning Officer, is the case officer for the planning application.

Policy ENV12 of the adopted local plan will still be relied upon by officer’s in defending the Council’s refusal of the planning application at appeal. The statement of common ground clarifies that Policy ENV12 is not relevant to the consideration of the effect of the development on amenity (outlook) only. However, the policy is still relevant in terms of considering the visual impact of the development and the impacts on the character and appearance of the Conservation Area.

I can confirm that officers have assessed the “as built” levels and compared those heights to the “as approved” levels as shown on the plans submitted by the appellant for consideration at the appeal inquiry. It is the impacts of the difference between those levels which will be considered by the Planning Inspector at the inquiry.

In the statement of common ground officers have agreed the “approved” and “as built” levels on the submitted plans as being an accurate reflection of the levels and as explained it will be the difference between the as approved scheme (including levels) and the as built scheme (including levels) which will be the subject of the public inquiry next week.

I hope this response satisfactorily addresses your queries.

Yours sincerely

Matthew Piles

Corporate Director for Economic Growth & Infrastructure

Copies: Cllr David Bolwell

 Chris Loder MP