

Planning Permission Consultation - Mill Farm House Mill Road Wistow (ref 17/00025/FUL)

The above referenced planning permission consultation was discussed by Wistow Parish Council on 28 Feb 17. It was concluded that the application would impact the following Material Planning Conditions.:

- **Overlooking:** The new property would overlook neighbouring properties from upstairs windows.
- **Overshadowing:** The building would overshadow the gardens of existing properties.
- **Harm to Wildlife in the Field and Loss of Biodiversity:** The property would effect a number of important and protected bird species, including owls, through disturbance and loss of habitat.
- **Effect on Listed Buildings:** The new building would have a detrimental effect on the aspect of adjacent listed buildings.
- **Flooding:** In order to manage the height of the roofline, significant excavation would be required into poorly drained soil in an area with a high water table. This has the potential to cause unpredictable problems with drainage and possibly flooding. Presence of a well on site supports the view that excavation would be unwise at this location.
- **Archaeology:** The well on the site is of historical interest.
- **Noise and Disturbance during Site Operation:** In addition to normal building activity, the significant excavation required on site would result in a exceptionally high levels of noise and disturbance.
- **Highway Safety:** The excavation required on site would lead to hazardous road conditions due to mud contamination close to a junction and the exits from other properties including a public house.

In addition to the above Material Planning Conditions, it is also understood that the site is protected from development by Covenant CB242968 which prohibits the erection within the wider site known as Mill Farm House of any dwellinghouse or other building or erection.

Finally, it is noted that the address on the planning application is incorrect. The applicant lives at Mill Farm Cottage not Mill Farm House as stated.

In conclusion, for the reasons and concerns stated above, Wistow Parish Council rejects Planning Permission Consultation ref 17/00025/FUL.