

MINUTES

of the

PLANNING COMMITTEE

held on 3 September 2019 at 7:00 pm

Present:

Councillor J A Sosin (Chair)

Councillors L Ashley, H Ayres, A Davidson, S Dobson, P V Hughes,
J Lardge, R Lee, G H J Pooley, R J Poulter, T E Roper,
R J Shepherd, M Springett and I Wright

Also present: Councillors W Daden, G B R Knight, M Steel and C Tron

1. **Chair's Announcements**

For the benefit of the public, the Chair explained the arrangements for the meeting.

2. **Apologies for Absence**

Apologies for absence were received from Councillors R J Hyland and C Shaw. Councillor Shaw had appointed Councillor J Lardge as her substitute.

3. **Minutes**

The minutes of the meeting held on 6 August 2019 were confirmed as a correct record and signed by the Chair.

4. **Public Question Time**

Members of the public attended to ask questions and make statements on items 6 and 7 on the agenda. Details are recorded under the relevant minute numbers below.

5. **Declarations of Interests**

All Members were reminded to declare any Disclosable Pecuniary Interests (DPI) or other registerable interests where appropriate in any of the items of business on the meeting's agenda. Those declared are referred to in the relevant minute numbers below.

6. **Little Waltham Cricket Club, the Street, Little Waltham, Chelmsford – 19/01138/FUL**

Councillor A Davidson declared a non-pecuniary personal interest in this item and left the meeting during consideration of the application.

The Committee considered a retrospective application for the retention of a 2.4-metre-high fence around the south eastern and southern boundaries of the Little Waltham Cricket Club's pitch in The Street, Little Waltham.

One member of the public, a representative of Little Waltham Parish Council and two ward councillors attended the meeting to speak against the application. All considered the presence of the fence to be detrimental to the amenity of the village, a view with which the Committee was in unanimous agreement.

RESOLVED that application 19/01138/FUL in respect of the Little Waltham Cricket Club, The Street, Little Waltham be refused for the reasons detailed in the report to the meeting.

(7.03pm to 7.24pm)

7. **Site at Jubilee Farm, Newney Green, Writtle, Chelmsford – 19/01149/FUL**

The Committee considered an application for the demolition of two existing dwellings and an equestrian centre on a site at Jubilee Farm, Newney Green, Writtle, and its redevelopment to provide six dwellings with associated landscaping, access, garages, parking and amenity space.

Three members of the public and a representative of Writtle Parish Council attended the meeting to speak against the application. Their concerns were largely the same as those expressed by local residents on the original application when it was considered by the Committee on 26 March 2019. Whilst the latest proposals indicated a slight reduction in the number of vehicle movements compared to the current use, the presence of six large executive houses would, in reality and in the opinion of the residents, generate a significant amount of traffic which would adversely affect the protected lane. They also questioned the methodology used in arriving at the number of vehicle movements. They argued that the large houses would have a greater visual impact on the Green Belt than the current buildings and would change the rural character of the area; that the development represented a 50% increase in the number of dwellings in Newney Green; and that it was unsustainable in view of the lack of local facilities and services and reliance on travel by car.

The agents for the applicant also attended the meeting and said that the present scheme addressed all the concerns expressed about the previous application, including those matters referred to at this meeting by the objectors.

In their discussion of the application several members felt that one of the grounds on which the original application had been refused, the increase in traffic and its impact on the protected lane, had been overcome. The representative of Essex County Council's Highways service explained that the methodology used to estimate the number of vehicle movements was nationally recognised and took into account the size and type of houses proposed.

The Committee was not persuaded, however, that the concerns in relation to the previous application about the effect of the development on the Green Belt and its lack of sustainability had been resolved. The openness of the site was not, in the opinion of some members, any different from that of the original scheme, and it remained intrusive in the Green Belt. The height of buildings remained a concern and there was still a large amount of development on the site. The lack of local services made the need for car travel inevitable and concerns about sustainability were likely to arise simply as a result of the site's location.

The Committee was told that no new reasons for refusal additional to those that were given in respect of the first application should be introduced at this stage. Members accepted that advice, but the majority felt that sufficient concerns about the original plans remained unresolved and were grounds for refusing this application.

RESOLVED that the Committee being minded to refuse application 19/01149/FUL in respect of the site at Jubilee Farm, Newney Green, Writtle, Chelmsford, consideration of it be deferred to the next meeting to enable officers to prepare detailed reasons for refusal based on the following concerns:

1. The fact that it would be contrary to policy CP1 and the objectives in the NPPF relating to sustainability in that it would be some distance from services and amenities. There was no public transport serving what would be a car-orientated development and there was a lack of street lighting in the lanes leading to the development site.
2. The development was in the Green Belt and would be contrary to policy DC1 and the NPPF. It would have a major impact on the hamlet of Newney Green by significantly increasing its size; would have an adverse effect on the openness of the Green Belt and the setting of Newney Green; and the scale of the buildings proposed would have a greater impact on the small rural community than the existing use.

(7.24pm to 8.25pm)

8. **Planning Appeals**

RESOLVED that the information on appeal decisions between 24 July and 23 August 2019 be noted.

(8.09pm to 8.10pm)

9. **Urgent Business**

There were no matters of urgent business brought before the Committee.

The meeting closed at 8.26pm.

Chairman