

QUESTIONS AND STATEMENTS FROM THE PUBLIC

TO THE PLANNING COMMITTEE ON 5th March 2024

Item 6 – 23/01654/FUL – Strategic Growth Site 7A, Moulsham Hall Lane, Great Leighs, Chelmsford, Essex

Question from Mr D

Thank you Chair for the opportunity to speak. Good evening Members.

I don't wish to take up too much of the committee's time, but I'd like to highlight that although this is a relatively minor planning application, it is nevertheless extremely important because it will shorten the development programme and enable the earlier delivery of market and affordable homes at strategic growth site 7a.

As the officer rightly explained, the reason for this application (and the reason we are asking for it to be determined now), is because it will more efficiently facilitate the construction of the main roundabout and the spine road, which will in turn enable the wider development to proceed (subject to the approval of those separate applications).

Additionally, there are a number of highways-related technical approvals and other agreements that need to be entered into with Essex County Council. These can only begin following the granting of planning permission. Should Members grant permission this evening, we will commence this process straight away however we still expect it to take approximately 6 months before any of the permitted works will begin on site.

However, the alternative would be a far more significant delay to the overall development programme, which we already estimate at approximately 10 years start to finish. Essentially, we are seeking to streamline things and avoid unnecessary delays. The sooner the temporary access can be formed, the shorter the overall programme for the entire development will be and the sooner the homes, the neighbourhood centre, the school, nursery and all the other improvements proposed at strategic growth site 7a will be delivered.

Working with officers, we have amended the proposals in response to Essex County Council feedback, and there are no objections from consultees, the Parish Council or neighbours. The bridleway (PROW 13) will be unaffected, and we will be introducing a new speed limit of 30mph on Moulsham Hall Lane from the entrance to the roundabout.

Thank you for listening, and we hope that you will support the officer recommendation.

Item 7 - 23/01916/PIP Permission in Principle – Land Adjacent White Cottage, South Street, Great Waltham, Chelmsford, Essex

Question from Cllr Steel (Local Ward Cllr)

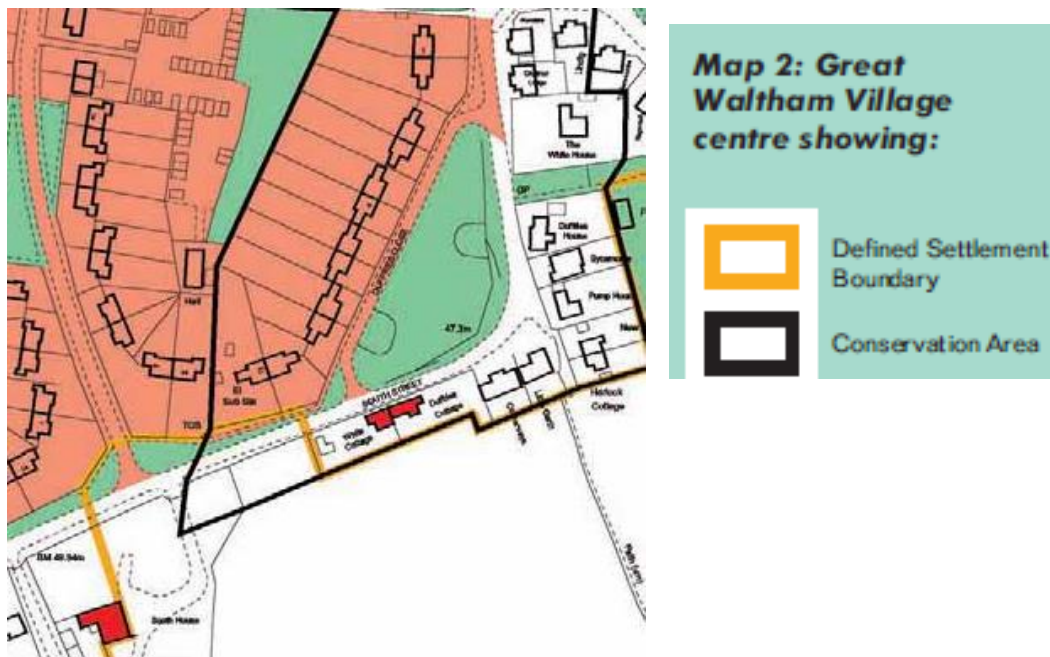
I asked for this application to be brought to Planning Committee as I wholeheartedly believe that there is a case for a small dwelling on this site.

The site is an anomaly!

South Street has dwellings on both sides from the junction with Chelmsford Road, and towards Breeds Road – with one exception – this small piece of land.

It is an anomaly, because the defined settlement boundary and the conservation area boundary, run together at the back of all the dwellings, until it gets to this piece of land – where the conservation boundary continues at the back of this piece of land, but the settlement boundary diverts specifically to the front of the site, and only for the site and garden of South House, before rejoining the conservation boundary.

The net result is the only gap in dwellings as you go down South Street.



Whist I recognise it is outside the boundary of the defined settlement and within the Conservation Area, the boundary of the settlement area takes an unusual path in that it includes all the dwellings on that side of the road, except this space.

In my opinion, adding a suitable dwelling to this site, would not detract from the character of the area, and the flow of housing down that side.

In terms of the character of the area, South House is well set back and cannot be seen from South Street, which means the character is set by White Cottage. A development along the lines of White Cottage would maintain the character of the area.



Currently the site is gated off because it was being used as a dumping ground for rubbish and by ASB perpetrators. Hardly an enhancement to the character of the area!

The major opposition seems to be the anomalous boundaries, and the impact on hedges/trees to facilitate a road entrance. I do not see why an acceptable application can be worked out to address these factors.

The development will not adversely impact on the identified intrinsic character and beauty of the countryside. One of the factors raised by the planning dept is that “ *development would not respect the existing village layout and would result in erosion to the rural character of the southern side of South Street with the addition of a further residential property* “. I do not believe this to be true, and as a resident of GW, and I can actually see the site from my office window, I strongly contend that statement.

I must say that we in GW do feel that this onerous dictation of what is best for us, is unwelcome and that we really do need some small dwelling expansion.

In terms of it not being an in-fill, the land at each side of the location, are inside the settlement boundary and both contain dwellings. Perhaps this isn't the traditional definition of in-fill, where the dwellings either side are also outside the settlement area?

Great Waltham Parish Council have no objections to this application, and it does not contravene their Village Design Statement (VDS) which include provision for new residential development for a small number of new dwellings; sympathetic infill developments; modest edge of village development; two-bedroom starter homes. Indeed, GWPC did carry out a housing needs survey establishing the requirement for 1 and 2 bedroom houses

In terms of biodiversity, there are new regulations that applications need to show a 10% increase in biodiversity, so ultimately any application will need to meet that condition.

Of course any development needs to be appropriate to the setting and the fact it is inside the conservation area. Granting of a PIP would allow the applicant to work with City Council planning to establish an acceptable dwelling and at the same time boost the number of small dwellings in GW, which is much needed. GW do not have any part of the Local Plan for expansion and it is creating an issue of the younger population having to move out of the village.

The houses building programmes supported by the Local Plan are slowing down and this application represents a much needed small dwelling increase to a rural village. I ask the Planning committee to find a way so that an acceptable dwelling can be built on this site.

I would like the PIP to be granted and an objective be given to the applicant and City Council planning dept to find an acceptable solution to adding a dwelling to this site.

My final statement is that I do not comprehend why there is so much opposition to an application to add needed development, with no objections from residents or GWPC!