

Statement by Cllr Mike Renow Hatfield Peverel Parish Council Re application 20/01465?FUL to Braintree Planning Committee 19th January 2021

Good evening Madam Chair and Members.

Thank you for the opportunity to speak on this application.

The application is contrary to the Neighbourhood Development Plan in that the proposal is outside of the development boundary. The application for 7 dwellings under application 18/00851/FUL allowed on Appeal on 15th May 2019 was prior to the NDP being made by Braintree District Council on 16th December 2019.

The application is also contrary to Policy FI2 Parking of the NDP in that there are no facilities for electric charging on the proposed development.

It is noted that the Officer recommends granting the application.

The Parish Council is disappointed that officers feel unable to apply S106 conditions for Developer Contributions regarding 'Phase 2' for 7 dwellings which is an extension to the adjacent newly developed site also for 7 dwellings under application 18/00851/FUL behind the Wheatsheaf pub, and which results in construction of 14 dwellings effectively forming a single development.

Linkage between the two is continually referenced and acknowledged in the Applicant's own Design and Access Statement and the officers report before you, using the access established and promoting the continuation of design features.

It is also noted that the Applicant/Appellant for Phase 1 of the Wheatsheaf development is the same as that for this application before you this evening. Transfer of land ownership is easily achieved through exchange or sale between a landowner and applicant following a successful determination.

If Members grant this application then the Parish Council asks that further planning conditions be included:

- to prevent a Phase 3 application onto land to the North West of the site through a re arrangement of the layout to close off the present open end of the hammerhead access or through including any conditions that might be appropriate to prevent further spread of this back land development.

- to provide a public electric charging point in one of the three visitor parking spaces to comply with the adopted Neighbourhood Plan.

- to include Developer Contributions under a S106 agreement

The Parish Council also further asks that close attention is given to the finish treatment of the proposed dwellings making them less prominent than the hard brilliant white render on the adjacent new development which is not seen on such an uninterrupted large scale in the vicinity.

Thank you for your time.