

Statement to Braintree District Council Planning Committee 13th April 2021 - App. No. - 20 01897 OUT - Rectory Meadow, Bradwell Agenda Item 5d

Good Evening Councillors. I am instructed by McDonnell Mohan to make a Statement in support of their planning application.

This application involves the redevelopment of a brownfield site adjoining the development boundary of Bradwell for 3 houses. Planning permission was granted in 2018 for the same development and since this time extensive decontamination investigatory work has been undertaken. The planning permission has recently expired, and the Applicants wish to renew it.

Former Use

Historically the site was used as a gravel pit during the middle of the last century. Then the site was operated as a transport and haulage Yard until 2002. From 2003 to 2008 the site and access road were also used by a scaffolding company. The business operated from 5.30 in the morning up until 8 in the evening. Planning permission for this use was Granted in October 2006, application reference 06/0723/COU. In more recent times the buildings have been used as a vehicle repair centre, but this use ceased in about 2016.

Planning Appeal

In 2018 Planning permission was granted to demolish the commercial buildings and structures and erect three houses. The proposal was Allowed at Appeal. The Inspector commented that the site was previously developed land. Furthermore, she considered that the location of the site was close to existing dwellings within the settlement. She also commented that the site was as close to the services and bus stops as other houses in the village. She concluded that the site was suitable for housing and agreed with the Council that there would be no harm to the character and appearance of the area.

Current Position

This current application simply seeks to renew the planning permission to bring the site forward following the contamination investigatory works. The Applicants have an express/legal right of way over Rectory Meadow. No objections have been received from the Statutory Consultees. This includes the Council's Ecology team, Environmental Health and Essex County Council Highways.

In planning terms, the site is in an accessible village location. The proposal is fully in compliance with the up-to-date exception criteria of Policy 7 of the Neighbourhood Plan on Housing. The removal of the commercial non-conforming use,

decontamination of the site together with the economic and social benefits of the 3 replacement dwellings will contribute to the viability and sustainability of the village.

Given the Inspectors Decision, compliance with the most up to date Neighbourhood Plan and the Advice of the Planning Officers, the Council is respectfully invited to Grant Outline Planning Permission subject to the imposition of the planning conditions set out on pages 87 to 92 of your Agenda.

Thank you.

.