



TERLING AND FAIRSTEAD PARISH COUNCIL

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Statement to BDC Planning Committee March 9 2021 - Ref 20/02068/FUL

As Statutory Consultee, the Parish Council seeks to draw to your notice that only some of its considered representations to BDC have been included in the Officer's report before you.

The Parish Council now seeks to restate and amplify those important, missing and relevant concerns.

Without exception, this site has been the most active in planning terms in our parish in at least the last 20 years. Your Officer's report correctly details these. In our opinion, this is clear evidence of planning creep and the application before you perpetuates this.

In our representation, we have drawn attention to the specific nature of the proposal. In the assessment of the planning balance, your Officer's report chooses not to make comment on the bespoke features and specification of the design considerations within the application. By our estimation, 13% of the floor area of the accommodation is identified for special needs.

The applicant's understandable aspiration is to provide lifetime housing for his family for the future and, as such, BDC policy 22 "Lifetime Housing" should form a critical part of your Officer's assessment in the report before you and their summary recommendations to approve. In the opinion of the Parish Council, it does not.

The Parish Council would now request (and expect) your Officers to recommend conditions to be attached to any consent your Committee may decide to grant, to demonstrate and comply with that stated policy for future occupancy of this bespoke development.

BDC policy RLP22 advises in the narrative under para 3.38 that provision should be made for external play areas for the special needs children. It also cautions these play areas should be safeguarded to maintain the privacy and amenity of neighbouring properties and BDC should impose planning conditions to that end. There is no landscape proposal that attends to this requirement. We have drawn Officers attention to previous consents where landscaping protection was conditioned, for example in para 4 of BDC consent 17/00330, and we would request this needs to be addressed for consideration in a comprehensive landscape design as part of this submission or certainly in reserved matters.

We have previously requested that, as a condition of any consent, external lighting should only be at low level and with timing devices fitted, rather than attached as an informative, as in consent 17/00330. We request that now all existing and future external lighting should be so conditioned.

We note that your Officer reports a 'representation of support' from a neighbour. That respondent is not on the electoral roll in this Parish and weight should therefore not be applied to that representation.

The Parish Council would welcome the opportunity to comment on detailed reserved matters/conditions yet to be made to BDC Officers and prior to the issue of formal reserved matters consent documents.

Thank you for permitting us to make this statement to your Committee.