



TERLING AND FAIRSTEAD PARISH COUNCIL

Parish Clerk: Frankie Killby

3 Pilgrims Court, Cuckoo Hill, Bures, Essex CO8 5LF

Tel: 01787 227700 · Email: clerk@terlingandfairsteadpc.co.uk · www.terlingandfairstead.org.uk

18th August 2020

Planning application 20/00462/FUL - The Lincolns New Road Terling CM3 PN

Statement to Braintree District Council Planning Committee 18 August 2020

The Parish Council continues to reconfirm its commendation to this Committee for refusal of the application. The Officer's summary of the Parish Council's reasons for objection is incomplete, and the planning balance now being commended to this committee is partisan and does not follow precedent set by other BDC Officers for recent refusals in New Road; to now seek to relax, alter and re-interpret the planning balance of these adopted policy precedents in New Road is unhelpful.

We acknowledge and support the Officer's observation that the site is capable of accommodating an additional building and as such would be a positive contribution to the 5 year Braintree housing land supply, however we consider the current proposal represents "over development".

We also agree with the Officer's observation that conversion of the existing bungalow to two stories with an additional building next door, in an appropriate design would be acceptable and in harmony with the New Road village street scene, but the current proposal seeks to demolish and completely replace the existing bungalow.

The Parish Council brings to the Committee's attention THREE of these recent refusals, where the Officers judgement of the planning balance and BDC policy requirements have not been satisfied. None of these refusals have been appealed which we contend demonstrates the robustness of the Officers stance on the planning balance in these separate cases.

The BDC decision notices for refusal are remarkably similar:



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19/01275 Widworthy Hayes “ By virtue of its siting, scale and massing the proposal would result in an unacceptable overbearing impact on the neighbouring dwelling ...This harmful overbearing impact would materialise to the rear....would experience a notable reduction in light enjoyment and outlook. The proposal would therefore be detrimental to residential amenity contrary to the National Planning Policy Framework, Policies RLP17 and RLP90 of the Braintree District Local Plan Review, Policy CS9 of the Braintree District Core Strategy and Policies LPP1, LPP38, LPP50, and LPP55 of the Braintree District Public Draft Local Plan.”

19/00066 Little Meads (citing the same BDC policies). “The proposal would represent the complete enlargement and reconfiguration of the existing dwelling. The proposal is so significant in scale ...would not be appropriate to its context and constitutes over development of the application site. Notably, the built form would be disproportionate, visually dominant and overbearing leading to an unacceptable sense of enclosure which would be harmful to neighbouring residential amenity.”

19/01275 Jayden Holmwood (again citing the same BDC Policies). “By virtue of its depth, height, width, massing and detailed design, would represents an overdevelopment of the application site. It would be dominant in scale, to the detriment of the character and appearance of ..., the street scene, the character of the surrounding area and the neighbouring residential amenity of ...through an unacceptable increased sense of enclosure. “

In summary, the Parish Council requests this Committee refuse the application on the grounds of “scale and massing” of the proposal which will result in an unacceptable impact on neighbouring dwellings, be detrimental to residential amenity, not appropriate to the context of the buildings in New Road and represent an over development of the application site.

The design’s increased sense of enclosure is an attempt at an urban solution to an important village location infill site. By cramming two large and inappropriate houses with no front gardens (virtually all now set to be taken up by car parking) into a mature village street scene, the proposal serves to



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injure the very character of the established confection of housing styles in New Road, in that the existing properties typically have off street car parking as well as front gardens.

The Parish Council considers that in the light of previous refusals in New Road which have not been challenged on appeal to the Secretary of State or by judicial review, the Committee now has the confidence, after a re-assessment of the planning balance, to refuse the application.

Worryingly, BDC Officers have not taken the invitation to visit both neighbours to appreciate their concerns. Despite Covid 19 restrictions these invitations have been ignored. We would have expected such a visit by Officers so they may form a balanced planning view, and it is our opinion that this falls below the standard we have come to expect from BDC Officers in their recommendation to your committee.

If you are still minded to approve the application may ALL permitted development rights be removed by condition.

Informative

The Parish Council would be prepared to reconsider its stated position if a more modest scheme were to come forward in line with Officers comments in its report before you and advance this moribund site.

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