



## Planning Committee Speech – 19th January 2021

**Site:** Land To The Rear Of Heathers And Candletree, The Green, Hatfield Peverel, CM3 2JF

**Proposal for:** Erection of 7 No. two storey dwelling houses, accompanied with 17 dedicated parking spaces.

**Proposal by:** Mr I Newman

**LPA Reference:** 20/01465/FUL

*“Good evening Members and members of the public, I’m Jack Wilkinson, the Planning Consultant acting for and on behalf of the applicant this evening.*

*The application before you is for the erection of 7 sustainable dwellings, in a sustainable location, without any demonstrable harms, which I will now go on to discuss.*

*The applicant has shown integrity and tact from the start, through thorough assessment of the site which included close dialogue with key consultees. This is evidenced by the fact that no technical consultees have objected to this application. There are no professional objections from the LHA, Ecologist, ECC Archaeology or Environmental Health for example.*

*The application has attracted a handful of unevicenced objections from neighbours and the Parish Council. This is unfortunate, but we can’t please everyone, and I don’t think the planning system ever will! Whilst it is regrettable that objections have been received, no objections were received whatsoever from professional consultees. This is important. This application therefore requires a rational and logical planning based decision, much like your Officer’s recommendation.*

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*The Committee Report is spot on. It captures all of the material planning considerations engaged in the determination of this proposal, drawing a sound conclusion.*

*In Summary*

- *Proposal adjoins the defined settlement boundary*
- *No objections from any technical consultees*
- *The access capabilities surpass the minimum requirements*
- *Sought after housing in an accessible location*
- *The design will provide a refreshing uplift to the locality*
- *The scheme is NDSS compliant throughout*
- *Social benefits for the pub and community*
- *Spending power locally will assist businesses*
- *Landscaping condition will offset any marginal tree loss*
- *Deliverable scheme which would make a modest yet positive contribution to the LPA's land supply shortfall*

*The application is robustly supported by your Officers. Certainly, the benefits of this scheme far far outweigh the harms (if any). There is nothing about this scheme which would warrant refusal of planning permission, indeed, there are plenty of reasons to approve it.*

*Moving forward, I encourage you to support this sustainable proposal and grant planning permission in the terms set out in your Officers Committee Report.*

*Thank you for your time, and should you have any questions, I would be happy to discuss."*

Kind regards,

*Jack*

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