

Planning Committee Speech

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

Committee Date: 9th March 2021

Thank you Chair. 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.

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
- Proposal provides sought after housing in an accessible location
- The design will provide a refreshing uplift to the locality
- The scheme NDSS compliant throughout, with
- Social benefits for the pub and community, and
- Spending power locally will assist businesses
- Landscaping condition will offset any marginal tree loss
- This is a deliverable scheme which would make a modest yet positive contribution to the Council's land supply shortfall

Members, you may recall that your Officers withdrew this application from the agenda in January, with a view to obtaining legal advice in respect of the Hatfield Peverel NP. The application presented to you this evening has been thoroughly 'stress tested' against the NP, and Legal Counsel have supported your Officers Report. You are able to make a procedurally sound decision this evening, in full view of all material planning considerations which again your Officers have reliably reported.

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 Report.

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