

Little Easton Parish Council

IAN BROWN
 Parish Clerk
 & Responsible Financial Officer
 Email: lteastonclerk@gmail.com



72 ST. EDMUNDS FIELDS
 GREAT DUNMOW
 ESSEX CM6 2AN
 Tel: 01371 871 641

Minutes of the **Little Easton Parish Council** meeting held in the **Memorial Hall** commencing 6:45 pm on Wednesday **09 JANUARY 2019**

Present: Cllr Dodsley Cllr Hindley Cllr Wyatt Cllr Fowell Cllr Rush Cllr Jones

18/116	NOTE APOLOGIES FOR ABSENCE None given
18/117	DECLARATION OF INTEREST FOR THIS MEETING None declared
18/118	DISCUSS AND AGREE PRECEPT REQUEST FOR 2019-2020 RESOLUTION – Unanimous decision to approve the request at £23,540 for 2019-2020: Proposed Cllr Dodsley, Seconded Cllr Hindley.
18/119	PLANNING – REVIEW AND COMMENT ON CURRENT PLANNING APPLICATIONS UTT/18/3265/FUL Manor View Manor Road - Proposed demolition of existing garage/workshop and erection of 1 no. dwelling with 2 no. cart-lodges. Council OBJECTS on the grounds of inappropriate vehicle access UTT/18/3316/3317/FUL & LB Brook End Farm Easton Lodge Park Road - Demolition of outbuildings. Conversion and extensions to stables to form 9 no. dwellings and alterations and renovations to existing 2 no. dwellings. Associated parking and amenity space. Council OBJECTS – See APPENDIX A for full comment
18/120	DATE OF NEXT MEETING – 30 JANUARY 2019 – CLOSE – 7:11pm

Signed.....Date.....

APPENDIX A

Planning Application UTT/18/3316/3317 FUL & LB - Brook End Farm

Little Easton Parish Council object to the planning applications on the following grounds:

Development Boundary & Sustainability

The proposed development site is outside the Little Easton Village development boundary in a relatively isolated location and therefore gives rise to a number of issues in terms of sustainable development. We would welcome further clarification from the UDC Planning Officer as to what he means by defining the site as a “Reasonably Sustainable Location” and why this site is deemed as sustainable.

Heritage

LEPC do not agree with the heritage assessment submitted with the planning application which assesses the level of change to the heritage asset as “Negligible” and the overall impact as “Neutral or Slight”.

We would contend that the development of the stables into eleven residential dwellings and in particular the development of at least twenty five car parking spaces in front of the developed stables has a level of change impact of at least “Moderate” as the proposed changes will alter the setting or overall character of the heritage asset.

LEPC would recommend that the design be changed to move the car parking spaces to a more unobtrusive area which doesn't have such a negative impact upon the setting of the heritage asset.

LEPC also question the relevance of using assessment criteria based on eight year old draft guidance (2010) from ICOMOS rather than the latest best practice from Historic England. The generally accepted Historic England best practice has a series of checklists and assessment processes to assess the impacts of development on heritage assets. It is unclear how the ICOMOS ratings used in the heritage assessment have been assessed against NPPF criteria to establish levels of harm. We would welcome UDC Planning Officer comments on this assessment methodology and whether it is appropriate for use in these circumstances.

Affordable Housing

We note the planning officer comments in his letter of the 16th October in relation to affordable housing ratios and would comment that the submitted application contains no mention of any percentage of affordable housing. LEPC would wish to see a reasonable percentage of affordable housing in the proposed designs.

Conformance with Emerging Local Plan Policy

The Masterplan for the proposed Easton Park Garden Community shows that the Brooke End Farm site will be surrounded by the proposed Garden Community development. Given that access to the Brooke End site is proposed to be from Park Road, any planning permission granted for the Brooke End Farm site must contain a written constraint that reflects the emerging Local Plan SP6 policy on Park Road – namely that vehicular access to Park Road be restricted from the new garden community and also that there will be no vehicular access to the garden community from Park Road or the Brooke End Farm site.

Local Plan Policy H6

Policy H6 of the adopted local plan permits the conversion of rural buildings to residential use providing that it can be demonstrated that there is no significant demand for business uses, small scale retail outlets, tourist accommodation or community uses.

The evidential document within the planning application “Assessment of Potential Re-uses of Brook End appears to be a desktop evaluation of the different options and does not go far enough to fulfil the requirements of the policy to “demonstrate that all reasonable enquiries have been made to establish that business use or B&B use at the site is not a viable proposition” as articulated by the UDC planning officer in his letter of the 16th October. There is no demonstrable evidence provided of any pro-active advertising or marketing of the site for any other uses for any reasonable period of time.