



ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

16th April 2019

AGENDA ITEM 4

18/01167/FUL – SITE AT JUBILEE FARM, NEWNEY GREEN, WRITTLE, CHELMSFORD

Following the previous Planning Committee meeting on 26th March, where the committee resolved to refuse the application, additional information has been submitted on behalf of the Applicant. This was circulated to members through an email on Tuesday 9th April. The following have been submitted:

(1) Existing Lawful Uses Plan – This plan annotates areas of the site with planning permission and Certificate of Lawfulness reference numbers.

Officer Comment - All buildings within the site are lawful. This was accepted in Officer's report and presentation to the Committee and this information does not provide any new information. The existing lawful use of the site was set out in the Committee Report.

(2) Assessment of Existing Buildings and Structural Form – This details the existing buildings on site and contains photographs of the buildings. This note seeks to demonstrate the structural robustness and substantive nature of the buildings.

Officer Comment - All buildings within the site were seen by the Case Officer during a site visit. This additional information does not provide for anything new or unseen by Officers.

(3) Draft Heads of Terms - Demand Responsive Transport (DaRT) - The DaRT services provide a Demand Responsive Transport in rural areas of Northern Essex and The Dengie Peninsula in Maldon. Demand Responsive Transport is provided by a number of minibus vehicles, typically accommodating between 8 and 16 passengers. They differ from the current bus services, in that they are flexible and can divert on and off route to collect and drop off passengers within their operating area. The developer is proposing a contribution of £1,250 per dwelling to support an extended service for Newney Green.

Officer Comment - The provision of a DaRT service would not alter Officer's views in relation to the sustainability of the site. The site is in such a location that the development would rely on private vehicle movements. Given the relatively short distance to Writtle and Chelmsford it is unlikely that the DaRT service would be relied upon. Further, there is no agreement with Essex County Council that this service could be provided or whether the proposed contribution would be sufficient.

(4) Sustrans Network Cycle Route 1 Note – This note details the cycle route and that connects Newney Green to Chelmsford, through Writtle. The route between Chelmsford and Newney Green is less than 5 miles in length and would take around 20 minutes to cycle.

Officer Comment - This does not provide any new information that Officers were not aware of.

(5) Additional Highways Information – This includes additional information in relation to potential trip generation of the site in its current use. This sets out that, in addition to 90 vehicle movements per day from the stabling, the site could generate a further 16 movements associated with the external menage, indoor arena and the two dwellings on site.

Officer Comment - The Highway Authority did not object to the application previously. As such, this additional information would not result in a different stance from the Highway Authority. Due to the nature of the previous use of Jubilee Farm, Officers did not accept that it generated 90 movements per day. As such, Officers do not accept that the previous use generated over 90 movements.