

HALSTEAD PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 29 SEPTEMBER 2014 in THE PARISH ROOM ROAD, HALSTEAD AT 18.00

PRESENT: Cllr. Terry Brooker, Chairman of the Planning Committee
Cllr. Chris Ford
Cllr. Karen Grosvenor

IN ATTENDANCE: The Clerk,
The meeting convened at 18.16

1 **APOLOGIES** were received from Cllr. Blundell who was on holiday and Cllr. Bent who had a family commitment.

2 **DECLARATIONS OF INTEREST**
Nil

3 **PLANNING APPLICATIONS**

The Committee discussed the planning application for the traveller/gypsy site at Station Court.

The Chairman proposed that this application should be objected to; this was **Resolved** unanimously.

Reference :	SE/14/02899/CONVAR
Site :	MOBILE HOME, STATION COURT, SEVENOAKS ROAD, HALSTEAD TN14 7HR
Proposal :	Removal of conditions 1 (temporary period of three years) and 2 (occupation) of planning permission SE/11/01510/FUL permanent use of the land as gypsy and traveller caravan site including proposed amenity buildings
<div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">√</div> <p>Objection</p>	<p>Reasons: The Parish Council strongly OBJECTS to this planning application.</p> <ol style="list-style-type: none"> 1. The site is in the Green Belt, Policy H16 relates, correspondingly the NPPF also does not include mobile home parks and caravan sites as appropriate development in the Green Belt. 2. When Mr Simmons, the owner of the land, applied for consent for a travellers' site in 2008 it was refused by SDC and then refused on Appeal. Mr Simmons appealed this decision to the high court where the Judges agreed temporary permission should be given so that the family, particularly the young children, could have a stable up-bringing. 3. In 2011, a second application was presented, refused and finally appealed. The Appeal Inspector made very strong recommendations as to the terms of the temporary permission including naming the people who could occupy the home. 4. Mr Simmons, the owner of the land, has always indicated that he only wished to live on the site with members of his immediate family. He had no wish for other traveller families to reside on the site. 5. Mr Simmons family has reached the age when they no longer need to attend the village school and there is no longer a requirement for a traveller site to exist, let alone change conditions for its use. 6. The Parish Council believes that the District Council is disregarding the opinion of the Appeal Inspector who granted this temporary permission for the travellers' site in 2011, and should be encouraging Mr Simmons to carry out the conditions of the last permission. 7. The Parish Council believes there is no need for a travellers/gypsy site on this land, and the land should be returned to its previous condition.

4 SDC ALLOCATIONS & DEVELOPMENT MANAGEMENT PLAN - MODIFICATIONS

**MM8 FORT HALSTEAD POLICY EMP3
PARA 2 INCORPORATION OF 450 DWELLINGS**

The Parish Council objects to the allocation of 450 dwellings on the Fort Halstead site.

Observations

Policy L01 of the Core Strategy states that development will be focused within the built confines of existing urban settlements. Halstead is not included within these areas as it is a rural settlement.

The housing development provision in rural settlements, as noted in the Core Strategy, requires 380 units from 2014 – 2026. The proposed erection of 450 dwellings at Fort Halstead far exceeds this number and will locate the entire housing requirement in one small parish.

Policy L07 states that within the settlement confines of Halstead '*infilling and redevelopment on a small scale only will be permitted*'. The development of 450 homes is not consistent with this policy.

Planning consent has already been granted for ten apartments on the Fort Halstead site would these be included as part of the proposed 450 housing units?

There is no infrastructure in place to cope with and support a development of 450 dwellings.

There is no evidence that the anticipated reintroduction of employment on Fort Halstead would support or require 450 homes.

**MM3 WARREN COURT HALSTEAD POLICY H1 (o)
APPROXIMATE NET CAPACITY INCREASED from 15 TO 25**

The Parish Council objects to the modification which increases the proposed use of the site to 25 housing units rather than 15 as previously intended

Policy SP8 of the Core Strategy states that sites used for business purposes will be retained for business use unless there is demonstrated that need is required for an alternative purpose.

The site's use as employment land is vital to the local community and with the loss of units for housing would cause the closure of many small businesses.

The Parish Council is of the opinion there should not be any housing units on the site and it should be retained for business use only.

**5 INFORMATION
Nil**

The meeting closed at 19.50