

DEVELOPMENT CONTROL COMMITTEE

TUESDAY 1st MAY 2018

PRESENT: Councillors Hart (Chairman), Smith, Acott, Anderson, Bayley, Blackwell, Cole, Mrs King, Ladzrie*, Mumford, Sharp, Taylor, Walter and Canvey Island Town Councillor Greig.

Substitute Members Present: Councillor Ladzrie* for Councillor Varker.

Also Present: Councillor Palmer also attended.

An apology for absence was received from Councillor Varker.

25. MEMBERS' INTERESTS

There were none.

26. MINUTES

The Minutes of the meeting held on 3rd April 2018 were taken as read and signed as correct.

27. DEPOSITED PLANS

(a) 18/0086/FUL – HADLEIGH PARK, CHAPEL LANE, HADLEIGH, BENFLEET, ESSEX (ST JAMES' WARD) – ERECTION OF LOG CABIN, STORAGE SHED, BIN STORE, 1.8M HIGH FENCING AND ENTRANCE GATE FOR NURSERY SCHOOL USE – LITTLE WILD TRIBE

The proposal sought consent for the provision of a day-nursery/pre-school facility within a new building to be provided within the confines of the Hadleigh Castle Country Park.

Prima facie, the proposed development constituted inappropriate development in the Green Belt, however, it was considered that the provision of a 'forest kindergarten' as proposed, would, if appropriately controlled, complement the built facilities present on the wider site and would be consistent with the Government's encouragement of Planning Authorities to plan positively to enhance the beneficial use of the Green Belt and provide access to high quality open spaces and opportunities for sport and recreation in order to make a contribution to the health and well-being of communities as well as enhancing the range of educational opportunities available.

It was considered that this range of factors represented the very special circumstances required to outweigh the identified harm to the openness of the Green Belt.

No objection was therefore raised to the principle of the proposed development in the context of Green Belt or recreational policies.

Subject to the imposition of appropriate conditions the proposal was considered unlikely to have a significant adverse impact on amenity, landscape or the ecological quality of the surrounding area or the setting of any adjoining Heritage Assets, although the imposition of a condition requiring a watching brief was considered appropriate and adequate to ensure the protection of any unknown archaeological deposits below the site.

Following the Planning Officer's presentation a Member expressed concern over the size of the area that would be developed and its impact on the wider Country Park both now and in the future should the applicant wish to expand the development. The Planning Officer explained that the proposal represented a very small proportion of the Country Park and it was not considered that loss of access to this part of the park by the public would significantly adversely impact on the enjoyment of the Country Park by others. Furthermore the development was fully supported by Essex County Council and if the applicant did wish to extend the area of use in the future this would require the consent of the Local Planning Authority.

During debate whilst Members indicated they were supportive of the proposal in principle they were concerned that there were no toilet facilities provided on the site as it was considered inappropriate for users of the day nursery/pre-school facility to rely on the nearby public toilet facilities provided in the Country Park. Members also questioned the level of security on the site and suggested that if approved a condition be added to provide recordable CCTV on the site.

Following detailed discussion it was therefore:-

Resolved – That whilst the Committee is minded to approve the application subject to the conditions as set out in the Planning Officer's report, the decision on the application be deferred to allow further discussion with the applicant regarding a more acceptable design of the proposal to provide toilet facilities on the site, to be agreed in consultation with the Chairman and Vice Chairman together with a condition that recordable CCTV is provided on the site.

Chairman