

HELIONS BUMPSTEAD PARISH COUNCIL

MINUTES of the PLANNING COMMITTEE MEETING held on

Monday 14th November 2016

RECORD OF ATTENDANCE

NAME	POSITION	PRESENT
Cllr. N. Nicholson	Chairman	Yes
Cllr. J. Catchesides	Vice-Chair	Yes
Cllr. S. Kehr	Parish Councillor	No
Cllr. P. Richardson	Parish Councillor	No
Mr. T. Evans	Parish Clerk & Responsible Financial Officer	Yes

The Chairman welcomed everyone present at the meeting, which commenced at 7:00pm.

P41/16 APOLOGIES FOR ABSENCE

Cllr. Kehr, Cllr. Richardson

P42/16 MEMBERS' DECLARATIONS OF INTERESTS

None

P43/16 PUBLIC FORUM

There were no members of the public present at the meeting.

P44/16 TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10th October 2016.

The minutes were agreed to be a correct record and were signed by the Chairman.

P45/16 TO CONSIDER THE FOLLOWING APPLICATIONS

16/01824/VAR & 09/1300/FUL and 16/01658/NMA

Application for variation of Condition no. 21 of approved application 09/1300/FUL and 16/01658/NMA

Helions Farm, Sages End Road, Helions Bumpstead, CB9 7AW

The Committee had no objections to this application.

Action: Clerk to contact BDC with the Committee's comments.

16/01665/OUT

Re-submission of application 16/00410/OUT

Outline planning permission for up to 65 residential dwellings....

Land West of Finchingfield Road, Steple Bumpstead

The Committee **objected** to this application for the reasons given in a draft letter prepared by Cllr. Nicholson:

Rural and Protected Lanes

The development would generate traffic, comprising private, business and delivery vehicles, on the lanes through Helions Bumpstead and neighbouring villages. This traffic would be on Water Lane - a protected lane - and on other lanes that are not equipped or suitable for a flow of through traffic.

The proposed development would lead to a detrimental increase in through traffic along this lane contrary to Policy LPP 38 of the Draft Local Plan:

Any proposals that would adversely affect the physical appearance of these Protected Lanes or generate traffic of a type or amount inappropriate for the traditional landscape and nature conservation character of a protected lane, will not be permitted.

Healthy Use of Rural Lanes

The rural lanes through Helions Bumpstead and neighbouring villages are important facilities for exercise, leisure and other health promoting activities such as cycling and riding. They are narrow, twisting with frequent high banks and lack footways or cycle paths, so an increase in traffic, especially fast through traffic, will restrict and endanger those using them as a health giving amenity. This in contradiction to section 7.6, A Healthy and Active District which states:

In particular, more studies in the area of mind-body medicine show the mental health benefits of physical exercise. It is imperative to ensure that the design of the built environment and new developments does not exacerbate health inequalities and make it harder for people to live healthy lives.

By overcrowding rural roads, this proposed development would also contravene Key Objective 4.1, Healthy Communities, achieving the opposite of its aims:

All residents of the District are able to keep active and make healthy choices by ensuring outdoor community areas are preserved and enhanced and appropriate new areas to enable sports and recreation are created. Cycle ways and pedestrian links are also to be provided in all new developments to encourage walking and cycling.

It is the residents of Helions Bumpstead choice that the lanes and byways are their rural leisure facilities for health-giving activity, and a reduction in the safety and pleasure of these lanes by fast moving through traffic is as much a removal of a protected amenity as the destruction of an urban leisure centre and more likely to result in death or injury contrary to policy LPP 46.

- *Use of sustainable modes of transport are promoted in the design and layout of new development, the highway impact shall be assessed and the resultant traffic generation and its management shall seek to address safety concerns and avoid significant increases in traffic movement, particularly in residential areas*
- *The development proposed should not have a detrimental impact on highway, footpath and cycle way safety*

This proposed development and the traffic emanating from it would cause damage in the wider community through the restriction of health giving exercise which policy LPP 36 promotes within the development and in the surrounding countryside:

The Countryside 5.6

All areas of the District, including hamlets and small groups of homes which are outside development boundaries are considered within the countryside. Within this area more restrictive policies apply and development will be more limited.

Policy LPP 36

Sustainable Access for All

Sustainable modes of transport should be facilitated through new developments to promote accessibility and integration into the wider community and existing networks.

Priority should be given to cycle and pedestrian movements and access to public transport.

Development proposals should provide appropriate provision for all the following transport modes:-

1. *Cyclists, through safe design and layout of routes integrated into the new development and the wider cycle network*
2. *Pedestrians (including disabled persons and those with impaired mobility), through safe, accessible, direct and convenient design and layout of routes within the new development and wider pedestrian network. Safeguarding existing Public Rights of Way and promoting enhancements to the network, where appropriate, to offer walking and cycling opportunities*

Development which would adversely affect the character of, or result in loss of existing or proposed rights of way, will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use. This will apply to rights of way for pedestrian, cyclist or horse rider use.

The proposed development would also contravene Policy LPP43 where a properly conducted Health and Wellbeing Impact Assessment would identify damage to the healthy living styles and the well being of everyone who lives along the country lanes in Helions Bumpstead and surrounding villages.

Policy LPP 43

Health and Wellbeing Impact Assessment

Use Class C3 residential developments in excess of 50 units and non-residential developments in excess of 1,000sqm, this will take the form of a Health and Wellbeing Impact Assessment. This will measure the wider impact upon healthy living

Where significant health and wellbeing impacts are identified, planning permission will be refused

Action: Cllr. Nicholson to send the letter of objection to BDC.

Signed: _____ **Date:** _____

Cllr. Neville Nicholson
Chairman

For further information regarding these minutes, please contact:

Mr. Tony Evans – *Helions Bumpstead Parish Clerk & Responsible Financial Officer,
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Abbreviations:

PC – Parish Council

BDC – Braintree District council

ECC – Essex County Council

FP – Footpath

LDF – Local Development Framework

VHMC – Village Hall Management Committee