

# Herongate and Ingrave Parish Council



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**Minutes of the EXTRAORDINARY MEETING of the Parish Council of Herongate and Ingrave at St. Andrews Hall, Herongate on Monday, 5<sup>th</sup> January 2015 at 7.00pm**

**In the Chair:** Cllr A. Kingsford

**Present:** Cllr. D. Harman (Vice Chairman), Cllr N. Amor, Cllr A. Bayless, Cllr. M. Hannush, Cllr P. Hawkins, Cllr S. Murphy, Cllr K. Pegram and Cllr S. Theobald

**Officers:** Mrs T. Grainger (Clerk)

**Members of the public:** Eighteen including Cllr J. Squirrell (BBC)

The Chairman introduced the meeting and asked that it be conducted in the following order:-

**14/15.154 Apologies for absence**

Apologies were received from Cllr. R. Hirst (ECC). Apologies were accepted.

**All agreed**

**14/15.155 Minutes**

The Minutes of the Extraordinary Meeting held on Tuesday, 18<sup>th</sup> November 2014 were accepted as a true record. The Minutes were signed by the Chairman, Cllr A. Kingsford.

**Proposed: Cllr A. Kingsford Seconded: Cllr S. Murphy All agreed**

**14/15.156 To receive member's declaration of interests in items on the agenda**

None

**14/15.153 Public participation session with respect to items on the agenda and other matters that are of mutual interest**

Cllr A. Kingsford advised that the main purpose of this meeting was to discuss Planning Application 14/01313/FUL – land to the south of 229 Brentwood Road, Herongate and gain the views of local residents. Due to the Christmas holidays the PC had requested an extension to comment until 16<sup>th</sup> January 2015. The PC would organise a leaflet drop to all households in the Parish to alert them to this application.

Following several questions from residents, Cllr D. Harman reported that this site was definitely green field site and there were no exceptional circumstances that justify the destruction of green belt. Also the site has the following protective planning designations: special landscape area, county wildlife area, Thames Chase protected habitat area, a special landscape area with

considerable wildlife significance and part of the Thames Chase and bounded to the east and west by conservation areas. In view of the fact that the only building in the site area is a derelict animal shelter, the site cannot be deemed to be a brown field site.

Two members of the public reported that they had themselves organised a leaflet drop to 100 households to alert neighbours of the proposed plans. Another resident talked of the 2005 LDP, pages 8 and 9 wherein it gives four reasons why the Borough would reject development on green belt.

- Centralised Growth - not enough room in Brentwood to satisfy needs for growth.
- Growth in locations having a railway station - some of these locations have infrastructure constraints or lack of suitable sites but this option is closest to preferred.
- Semi dispersed growth (larger villages) - greater need of greenbelt which would detract from the quality and rural character of the Borough.
- Dispersed growth (all settlements) - same arguments as above but lack of public transport and other infrastructure would increase dependency on cars, and make it generally less sustainable.

Concern was raised regarding the entrance to the site being within the 50mph limit however a Member advised that the entrance was being moved to within the 30mph speed limit but there still needs to be a 200m sight line. Neighbours to the site had an acoustic report commissioned on their own property which was recorded at 60 decibels and the limit for new properties is 55 decibels. There does not appear to be an acoustic survey in the planning application. Colour Google Earth photos of the site were made available to Members and the Public to view.

Cllr Kingsford asked for a vote of the public to ascertain their views on the proposed development. Those in favour – none. Those against – sixteen. There were two abstentions, Cllr J. Squirrell (BBC) and Mr. A. Marsh (BBC Arb Officer).

#### **14/15.157 Planning**

##### **a) Planning Application No. 14/01313/FUL**

**Address:** Land to the south of 229 Brentwood Road, Herongate

**Proposal:** Demolition of existing buildings, creation of a new vehicular access, construction of 12 x 1 bed and 7 x 2 bed flats in four blocks including 6 x shared ownership units, provision of bin and bike stores, parking areas, landscaping and associated works.

Cllr D. Harman gave the view that there were no “very special circumstances” to build on green belt even for a development including shared ownership. Detailed written comments of the Planning Working Group in objection to this development would be forwarded to the Clerk to send to the Borough Planning Department before 16<sup>th</sup> January 2015.

**Proposed: Cllr. D. Harman      Seconded: Cllr A. Kingsford      All agreed**

- b) Members reviewed a flyer regarding the above proposed development for delivery to households within the Parish. With one small amendment the flyer was agreed.

**Proposed: Cllr A. Bayless      Seconded: Cllr P. Hawkins      All agreed**

**14/15.158 Exclusion to the Public – Council to approve, pursuant to section 1(2) of the Public Bodies (Admissions to meetings) Act 1960 that due to the confidential nature of the business to be transacted the Press and Public be excluded from further discussions.**

**Proposed: Cllr A. Bayless      Seconded: Cllr N. Amor      All agreed**

Public and Press left the building.

**14/15/159 Legal issues**

Legal issues were discussed.

**The meeting closed at 9.00pm**

**Signed:-----Chairman**

**Date:-----**