

**PAPER FOR ITEM 10: ADVANCED REPORT OF ISSUES RELATING TO PLANNING APPLICATION UTT/0615/08/OP - OUTLINE PLANNING APPLICATION INCLUDING ACCESS FOR A NEW VILLAGE HALL AND ASSOCIATED PARKING, PLAYSPACE, VILLAGE GREEN, SERVICES ALLOTMENTS AND RESIDENTIAL DEVELOPMENT AT LITTLE CANFIELD VILLAGE HALL, LITTLE CANFIELD**

**APPLICATION NO:** UTT/0615/08/OP

**CLASSIFICATION:** MAJOR application

**NOTATION:** Outside development Limits (ULP Policy S7 - The Countryside), Listed Buildings adjacent and opposite the site

**DESCRIPTION OF SITE:** The site is situated approximately quarter of a mile east of Priors Green, along the B1256 (former A120) at the point where the land rises up between the entrance to the Crumps Farm landfill site and High Cross Lane West – the road to Langthorns). Opposite part of the site is Mill Court, a small cul-de-sac of residential development, notable partly due to its village sign. West of Mill Court is a row of dwellings, mostly listed.

Currently on the site is a village hall, dating from between the two world wars, its car park, an area of open space and some disused allotments. The hall lies towards the eastern end of the site, with the car park to its west and the former allotments further to the west. The land falls from east to west.

**DESCRIPTION OF PROPOSAL:** The application is an outline application for a replacement village hall with car park, replacement allotments, relocated vehicular access, 15 market houses, 10 affordable houses and public open space including children's playground.

Details of access are to be determined with this application, along with matters of principle and all other matters except Appearance, Landscaping, Layout and Scale.

**APPLICANT'S CASE:** The following documents have been submitted with the application:

Agent's letters  
Planning Statement  
Transport Statement  
Community Planning Report  
Design and Access Statement  
Flood Risk Assessment  
Schedule of condition (of existing village hall)  
Ecological Appraisal  
Archaeological and Cultural Heritage Assessment

All these documents can be viewed at the offices or online on the Planning section of the Council's website.

**RELEVANT HISTORY:** Additions to village hall in 1990s.

**THE FOLLOWING BODIES HAVE BEEN CONSULTED:**

ECC Highways (Development Control & Estates)  
ECC Archaeology  
Water Authority  
Environment Agency  
English Nature  
Essex Wildlife Trust

Health and Safety Executive  
Little Canfield Parish Council

Comments received will be reported as part of the final report.

**PUBLICITY:** Adjacent neighbours have been notified and a site notice has been placed on site. Comments received will be reported as part of the final report.

**PLANNING CONSIDERATIONS: The main issues identified by officers are:**

- 1) Whether the proposal is supported by the Development Plan, particularly the part relating to development outside of defined settlement boundaries.
- 2) Whether the proposed vehicular access is acceptable in terms of highway safety
- 3) Issues relating to Flooding and water runoff
- 4) Impact of proposal on biodiversity and ecological interests
- 5) Impact of proposal on archaeological interests
- 6) Issues relating to the submitted indicative plans
- 7) Impact of proposal on listed buildings opposite and adjacent to the site
- 8) The positive benefits associated with the proposal and the relative weight to be attached to such benefits in the planning decision.

Background papers: Application UTT/0615/08/OP

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