

**MINUTES OF PLANNING COMMITTEE MEETING 16TH MARCH 2020
IN RUNWELL VILLAGE HALL, COMMITTEE ROOM AT 7.00PM**

IN ATTENDANCE: - Chairman Mr P Clark; Messrs Rogers & Tarplett; Mesdames Ellis, Evans & Wolf

Minute 241 Apologies – Messrs Martin & Redway; Mrs S Martin

Minute 242 Declarations of Interest – None

Minute 243 Planning Applications:

(i) 20/00335/SCOPE – Land North West of Hamberts Farm – Environmental impact assessment scoping opinion of up to 1250 dwellings.

RPC comment: Stress the importance of phasing proposed infrastructure measures at the appropriate time. Traffic/Transport: There should be sustainable realistic public transport measures, high volumes of new traffic flows on the current road network are not sustainable. Water/Drainage: Do not dismiss the value of current waterways, ditches ponds, the amount of surface water will be greater from new homes than from fields.

(ii) 20/00365/FUL - 150 Church End Lane – Proposed roof extension to create first floor accommodation including front facing dormer windows. Part two storey, part single storey rear extension and internal/external alterations.

RPC comment: Supported

(iii) 21/00259/FUL - Nine Oaks, South Hanningfield Way – Demolition of existing dwelling and garage. Construction of replacement dwelling.

RPC comment: The plans submitted do not indicate any trees, there are several large specimens on the site but have not been referenced, there is no indication of access to the garages or driveways. Runwell Parish Council would be supportive of this application subject to clarification of these points with the planning authority.

(iv) 20/00289/REM – Land at former Runwell Hospital – Reserved matters condition 1 (Landscaping only) of Planning Permission 12/01480/OUT (as amended 15/0849/MAT) for Phase 5B (the school site) in relation to site levels and tree removal/retention.

RPC comment: It is noted that a significant number of trees will be removed and a planting scheme is proposed to mitigate the effects. It should be stressed that established trees should be planted with a suitable aftercare scheme in place.

(v) 20/00080/FUL (Amended) – Land & Building NW of Lynfords New Farm – Re-development of livery yard to provide 5 new dwellings.

RPC comment: Maintain previous comments No objection to the principle of the development, the design of the properties is in keeping with the street scene. There is no mention of access for the construction traffic. Lynfords Drive is an unadopted single width road, the development will most likely cause disruption to residents and damage the road which is thought to be the responsibility of the residents and mitigation should be put in place to repair/replace the road.

Minute 244 Questions/Other business

1. Bradwell “B” Consultation 4th March – 27th May – Agenda item for next Full Council Meeting 6th April 2020
2. Coronavirus /Covid-19 – discussed implications on Council/Hall business, refunds etc. Agenda item for next Full Council Meeting 6th April 2020

Meeting closed 8.15pm