



NORTH WEALD BASSETT

PARISH COUNCIL

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Clerk to the Council
Susan De Luca

19 March 2016

SUPPLEMENTARY AGENDA

TO: MEMBERS OF THE PLANNING COMMITTEE

The following SUPPLEMENTARY item will be discussed under item 11 at the meeting of the Planning Committee on Monday 21st March 2016 at 7.00pm at **The Parish Hall, Weald Hall Lane, Thornwood Common**. It has been printed here as a supplementary item in order to save reprinting of the agenda.

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Susan Deluca
Clerk to the Parish Council

11. PLANNING APPEAL

At the 7th March 2016 Planning Committee meeting, Councillors agreed that a price should be sought for the cost of securing the services of a Planning Barrister / Planning Consultant to represent the Parish Council at the following appeals (which will be held jointly).

Application No: EPF/2517/14

Applicant Name: Anderson Design & Build & C.J. Pryor Ltd

Officer: Graham Courtney

Location: Land at Harlow Gateway South, A414 London Road

Harlow, Essex

Details of Appeal: Proposed development of Plot A for B1 (business) and B8 (storage and distribution) purposes by C.J. Pryor Ltd. See also linked enabling development proposals EPF/2518/14.

Appeal Received: 10-Feb-2016

Appeal Type: a Public Inquiry

Reason for Appeal: Against a Refusal

Reference: 16/3143248

Application No: EPF/2518/14

Applicant Name: Anderson Design & Build & C.J. Pryor Ltd

Officer: Graham Courtney

Location: C.J. Pryor, Cecil House, Foster Street, Harlow

Essex, CM17 9HY

Details of Appeal: Application for full planning permission to redevelop site with enabling residential development to provide 65 residential units

together with associated car parking, open space and refuse and recycling units (Enabling development for linked application EPF/2517/14).

Appeal Received: 10-Feb-2016 Appeal Type: a Public Inquiry
Reason for Appeal: Against a Refusal Reference: 16/3143247

The PFO has been liaising with a recommended Planning Consultant regarding the history of the above applications, and has discussed the two options available to this Council in terms of formal representation at the Inquiry. An extract from the Planning Inspectorate guide to representation at appeals states the following:

If you want to take a leading role in the inquiry and call your own witnesses, you should contact us at the earliest possible stage. 'Rule 6' status may be given to certain parties, at our discretion, but is usually only requested by major third parties for large or complex appeals. A group of individual interested parties may appoint one agent or solicitor to represent them all and the agent/solicitor may make a request for 'Rule 6' status. If we agree to this, we will ask your agent/solicitor to provide a statement of your case and details of any documents they will produce at the inquiry. If we ask for this information, and you provide it, we will arrange for copies of the appellant's and LPA's statements to be sent to you.

Councillors are asked to **CONSIDER** that after reviewing the statement submitted by EFDC to the Planning Inspectorate, and the comments made by the Parish Council with regard to these applications, the objections are not substantially different enough to warrant a Rule 6 request, and it is suggested that the Council should take part as '**an interested party**'.

The Planning Inspectorate guide to representation at appeals goes on to state:

Inquiries are open to members of the public, and although you do not have a legal right to speak, the Inspector will normally allow you to do so. Local people are encouraged to take part in the inquiry process. Local knowledge and opinion can often be a valuable addition to the more formal evidence given by the appellant and the LPA. When the cases for the main parties have been completed, at the Inspector's discretion anyone who is interested in the appeal usually has the chance to speak and present their own case. The Inspector will usually ask if you are willing to answer questions about your evidence. You do not have to do this, though it is often helpful to do so and it may add weight to your evidence. Do not feel intimidated. The Inspector will not let anyone ask you hostile or unfair questions. If you object to the proposal, the appellant's representative may ask you questions. If you support it, the LPA's representative may ask you questions.

Details of the cost to secure a Planning Consultant to represent the Parish Council at the above two planning appeals will be tabled at the meeting. Councillors are asked to **CONSIDER** if they would like to secure the services of a Planning Consultant to represent the Parish Council at these appeals, or to agree an alternative representative. Councillors are asked to **NOTE** that the deadline for written submissions is Wednesday 23rd March 2016.

Susan De Luca
Clerk to the Council