Stansted Downs

TM/13/02826/FL

Rear/side first floor extension and external alterations including demolition of rear lean-to (Resubmission of TM/13/00732/FL) at Fairseat Cottage Vigo Road Fairseat for Mr Philip Richards

No supplementary matters to report

Plaxtol TM/13/03006/FL Borough Green and Long Mill

Development of vacant site to provide 7no. affordable homes for rent and shared ownership including 2x three bed houses, 3x two bed houses and 2x one bed apartments including 12no. parking spaces and landscaping at Shrubshall Meadow Long Mill Lane Plaxtol for Moat Homes Limited

Private Reps: One additional representation has been received from an occupier of the existing Shrubshall Meadow development. The following issues have been raised:

- 1 Why would Moat need to market the shared ownership units (at cost)?
- 2 Questions whether recent power outages have been caused by a fault, and simply not overloading of the network?
- 3 Questions why Moat has only just redecorated their current Shrubshall Meadow properties at the time they are seeking permission to build additional units?
- 4 Asks why residents were told originally they could purchase their homes?
- Understands that whilst Moat has offered an apology to the Council and Parish Council for the sale of a unit in 2007, it has not personally apologised to the Shrubshall Meadow residents.

DPTHL: In response:

 The applicant (Moat Homes Limited) is required to promote the shared ownership homes to enable the widest possible catchment of potential eligible purchasers. This does not need to be a costly exercise and should be focussed at a very local level. The proposed nominations process is discussed, in detail, in paragraphs 6.8 – 6.11 of the main report.

- 2. As discussed in paragraph 6.23 in the main report, the applicant has provided assurance that it has undertaken searches in terms of identifying local infrastructure service provision and notes that this has shown there is capacity for additional electrical connectivity. This issue is a detailed matter between the applicant and service provider(s) and is not a reason to withhold planning permission for new development.
- 3. I have been advised that the applicant has decided to redecorate its existing Shrubshall Meadow properties following a direct request made by the Parish Council. As discussed in paragraph 6.24 of the main report, the applicant has recently executed its cyclical maintenance programme, bringing forward this programme at Shrubshall Meadow in response to the wishes of the local community.
- 4. As discussed in paragraph 6.25 of the main report, whether or not residents of the original Shrubshall Meadow development were advised they could purchase their homes is not directly relevant to the decision before the Council in this case. It is a central feature of a proposal such as this that the units concerned should not appear on the open market. TMBC requirements stipulate that such homes must stay affordable in perpetuity and not be available to buy as open market properties.
- 5. I am aware that the applicant has formally apologised to the Council and Parish Council regarding the previous sale of one of the units. The issue of a personal apology to residents is not a matter for the Council to have a judgement on in this case.

Having considered the further representation received, my recommendation set out in paragraphs 7.1 and 7.2 of the main report remain unaltered.

RECOMMENDATION UNCHANGED

Platt TM/12/01373/FL Borough Green and Long Mill

Section 73 application to vary conditions 1 (direction of shooting); 2 (maximum number of archers and club use); of planning permission TM/12/01294/FL (Retrospective application for engineering operation to alter archery field by cutting bank to south west and deposit arisings to north west) at Land Rear Of The Butts Beechinwood Lane Platt for Mr William Terry

No supplementary matters to report