

Full Council

Date:	19/11/2019
Title:	Elms Park Outline Planning Application
Contact Officer:	Graham Hunt, Town Clerk

Background

1. Members will recall the report on Elms Park Improvements as discussed at Council on 18 June 2019. That suggested that Rectory Homes Ltd, as part of the appeal process then underway, may need to reinstate the lapsed planning permission for Elms Park Improvements.
2. Presumably on their own legal advice, Rectory Homes Ltd chose to limit their submission to a repeat of the 2014 Outline application, which on amendment had simply defined a principle with no detail of any sort on what would be implemented. The detail was subsequently established through the Town Council conforming with its s106 responsibilities and progressing a follow-on Reserved Matters Planning Application (with full detail) to conclusion.
3. It is through Rectory Homes Ltd not progressing with the development in the adjacent Elms Field (and therefore not being in a position to conform with the Reserved Matters conditions) that the original Reserved Matters application has now lapsed.
4. We are all aware that plans are now underway for the Town Council to progress improvements to Elms Park under the Town Council's permitted development rights, though there is continued uncertainty on funding, following the recent appeal refusal.

Discussion

5. The planning application before you (**P19/S2785/O**) is a technical requirement only (to assist policy conformance) for the now refused appeal. It has no detail within it, and is irrelevant to the future of Elms Park.
6. It has confused nearby residents, who have interpreted it as a sign that improvements are imminent.
7. From responses already published, it seems to have also confused some of the other statutory consultees.
8. There is some surprise that now that the appeal has been dismissed, that this related planning application has not been withdrawn, which would have removed the confusion.
9. There is nothing in the planning application as submitted for the Town Council to comment on. It consists of a cover letter, a location plan, an updated ecology statement and a one line description on the application form.

Recommendation:

10. The Town Council should provide a response of "No Objections Plus Comment" with this report as the supporting comment.