

Full Council – 29 October 2020

Questions from the Public

1 Steve Dean to Councillor Mark Ingall (Leader of the Council):

I submitted a question to Council on 17 September 2020 regarding the land sale associated with Planning Application HW/FUL/20/00316 at 108 Greygoose Park, Harlow. This Planning Application was refused in July 2020 and in your reply to my question on 17 September you said that if there is a successful appeal against this decision, the land sale will go ahead.

The diagram attached to your reply showed an area marked D highlighted in yellow as 'The piece of land Harlow Council is prepared to sell' that was agreed in March 2017, subject to planning approval. 'The piece of land Harlow Council is prepared to sell' does not include any of the land marked B in your diagram as you advised that the Council refused to sell any of this area.

However, in order to overcome one of the reasons for the planning application refusal in 2019 (inadequate provision for parking), in the application made in 2020 the area of land that would have to be purchased from Harlow Council has been increased to include part of the land marked B in your diagram, i.e. the area the Council refused to sell. This overall piece of land would likely result in an unacceptable loss of trees and hedgerow which are an important amenity feature of the area with consequent further impacts such as increased noise and less security for residents of the adjoining cul-de-sac. This was the reason for refusal of Planning Application HW/FUL/20/00316 in July 2020.

As the land required to facilitate Planning Application HW/FUL/20/00316 consists of an area that, as advised by yourself, was not agreed for sale by Harlow Council in March 2017 (subject to planning approval), and the land sale offer is more than three years old, should the land sale offer be withdrawn and a further purchase request not be considered until after the land sale policy review is complete next Spring (as per Harlow Council's web site)?

Reply from Councillor Mark Ingall (Leader of the Council):

The Council recognises that the development proposals under planning application HW/FUL/20/00316 includes the use of land within Parcel B, as detailed on the Council's plan dated 27 February 2017. When the Council considered the land purchase application submitted by the owner of 108 Greygoose Park, the Council elected not to sell land Parcel B. The outcome

of that application was that the Council agreed conditionally to sell land Parcel D only.

In line with that decision, the Council remains willing to sell land Parcel D, subject to planning. Should the owner of 108 Greygoose Park wish to acquire additional land to facilitate the delivery of the current, or any subsequent development proposals, a fresh land purchase application will need to be submitted and determined by the Council. Any such future applications will be decided in line with the Council's prevailing land sale policies. Aligned with the Council's discretionary moratorium on land sale applications, as things stand new applications are not currently being considered.