

**REPRESENTATION ON PLANNING APPLICATION UTT/1193/12/FUL  
(STANSTED) DEMOLITION OF COMMERCIAL PROPERTY, ERECTION OF 14  
HOMES AND A RETAIL UNIT CAMBRIDGE ROAD, STANSTED**

Today the committee has the power to undermine forever the vitality of the commercial centre of Stansted Mountfitchet and to set Stansted on a path to becoming a soulless housing dormitory.

Alternatively, the committee has the opportunity to give a rapidly growing small town breathing space to regenerate its centre; to make it fit to deliver local services, provide local jobs and to meet the increasing demands of its rising population.

There is no in-between solution. You can approve this application. The effect will be to cram unsuitable homes behind the Co-operative and Tesco stores. This will destroy the best chance of comprehensively regenerating the whole of this important central commercial area behind Cambridge Road; an area which runs from Chapel Hill and the parish council's Crafton Green to the northern edge of the application site.

You will make it less likely that other commercial premises in the vicinity will ever solve their parking problems. So they will be more likely to remain empty. You will very likely start a chain reaction of decline.

Planning permission on this site will be of extremely small benefit to the district's five-year housing deficit. I know that you do not support the practice of pre-determination of planning applications. This site has come forward now to plug a shortfall in the council's five-year housing supply. **THAT DOES NOT MAKE IT RIGHT!**

If you give this permission you will be rewarding an owner who has deliberately neglected his commercial premises for many years through a lease that did not allow for proper maintenance. The dilapidated premises can be replaced through regeneration of the site. Deliberate neglect is no excuse for a change of use from employment land to housing land.

Deliberate neglect is not a reason for the committee to set aside its own planning policy E2 on the safeguarding of employment land against market pressures for residential land.

The application does not meet that criteria set out in the emerging Local Plan policy EMP2 at Appendix 2 regarding marketing for 12 months including being widely advertised on site for that time.

The market survey provided by Messrs Mullucks Wells contains much irrelevant information, such as the availability of premises in Chelmsford. It presents some out of date, therefore, misleading information about the occupancy of nearby premises. I am informed that the Greens Building has a newly signed tenant.

The report omits important evidence. It does not say that there has never been a “commercial site for sale” notice on display on Cambridge Road. The report does not say that on 8<sup>th</sup> December 2010 a director of the London & Stansted Furnishing Company turned down a private offer of £1,100,000 to buy the site for continued commercial use. The offer for continued commercial use was rejected at the offices of Mullucks Wells, the authors of this marketing report. I have written evidence of this.

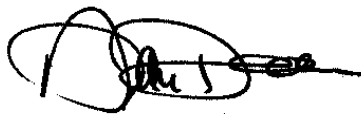
The serious intent of the owner to actively market this site for continued commercial uses must be called into question when it has not even been advertised by notice to people passing the location on the Cambridge Road high street. Nor, as far as I can determine, has the site ever been marketed using an informative brochure or via the internet.

The proper response of a planning authority that wants new jobs to support the local economy and wants to boost town centres is to refuse this application and to tell the owner to regenerate the site for commerce and employment.

Please do not bow to pressures to approve this application. Please do not be known as the planning committee that killed off Stansted’s town centre. Please become known as the planning committee that allowed its district and parish councillors, its business people and, most of all, its residents fulfil their plan. We already have an outline plan for this area and the master plan work will continue.

Help us to strive for a sustainable community with new homes for people – but in another location – and a centre which serves our residents’ needs and those of the wider local economy.

Please refuse this application again as you so wisely did on May 30<sup>th</sup>!

A handwritten signature in black ink, appearing to read 'Alan Dean', with a large, loopy flourish at the beginning.

**Cllr Alan Dean**