

Planning Decisions made in lieu of Planning Committee Meeting 9th April 2020

Reference	Applicant's Name	Proposal	Address	Response Date	Councillor Comments including object, support, neutral?	Response to TDC	Agreed by
20/00153/FUL	Mr Steve Williams - Hills Residential Construction Limited	Proposed amendment to north east and south east corners of 19/01179/DETAIL by removing plots 11, 25 and 26 to introduce 11 new homes. Net increase of 8 and 2 which are affordable homes.	Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB	14/04/2020	An overdevelopment (NB, AB, JG). Public open space removed from site and no amenities for the village (JG). They had a separate planning application turned down for the rest of the field, now they are looking to net 8 extra houses on the same site as the original application. This can't be an acceptable way to get round an unsuccessful application by increasing an old one. (PB agreed by JG & NB). This attempted extension of houses is an overdevelopment and the developer should consider assisting the village by providing some sort of area for the youngsters of this village, be it a play area (ideally a LEAP area) or skatepark area. (JG)	Object. <i>See note 1</i>	JG, PC
20/00349/TPO	Mr Daniel Baldwin	5 No. Oak Trees - Reduce by 30% including deadwood.	Land South of Bromley Road Elmstead Essex CO7 7BX	14/04/2020	No comments so far.	No comment.	JG, PC

Planning Decisions made in lieu of Planning Committee Meeting 9th April 2020

20/00081/FUL	Mr Tony Godden	Erection of a detached dwelling.	Plot 1 Bromley Road Elmstead Essex CO7 7BX	14/04/2020	This seems ok as far as I can see as long as it is just 1 dwelling (PC). No particular adverse comments (JG).	No comment.	JG, PC
20/00085/FUL	Stephen Cattier	Proposed erection of two Poynting Yagi 1 metre long each, 4G antennas on a pole up to a maximum height of 6 feet above the roofline of bungalow.	69 Holly Way Elmstead Colchester Essex CO7 7YQ	14/04/2020	This is not acceptable and needed I think it should be declined. (PC) No particular adverse comments, just a couple of queries, will the 2x 1 meter antennas be on 1 x 6ft pole or 2 x 6ft poles? Also is there any reason why the poles are 6ft in height as this appears to be slightly higher than the normal pole for an antenna, could it be lowered a couple of feet? (JG)	Neutral with comments. <i>See note 2</i>	JG, PC

**Proposed Comments**

**Note 1**

Elmstead Parish Council wishes to make the following objections to this application:

This is an overdevelopment. The applicant had a separate planning application and appeal refused for the rest of the field (18/00512/OUT and PP/P1560/W/18/3211471), now they are looking to net 8 extra houses on the same site as the original application. This can't be an acceptable way to get round an unsuccessful application by increasing an existing one.

Public open space has been incrementally removed from site, and no amenities are provided for the village. Elmstead has a deficit of open space and the original application included an area to be given to the village (4115-0001 P11). This area was in the north east corner of the site, where we now see an additional 6 houses. There was a local area of play in the south east corner and a public open space in the north east corner (4115-0001 P18). These have now been amalgamated into one area in the north east corner and there is an additional house in the south east corner.

## Planning Decisions made in lieu of Planning Committee Meeting 9th April 2020

The developer should consider assisting the village by providing a much needed facility for the youngsters of this village, be it a play area (ideally a LEAP area) or skate park area. This development is a good walking distance from the play park in Old School Road and with 40 houses the children will need a closer play facility.

### Village Growth

The village already has 287 approved housing developments for a village size of just under 800. This equates to a more than 35% increase. With additional applications of 175 currently in process this total goes up to 462 which would be approximately 57% growth. This is overdevelopment and not sustainable. Particularly on the village's infrastructure including the Primary School and GP surgery.

Although Elmstead was designated a Rural Service Centre, in its assessment for suitability for strategic expansion it only scored 2/4. It already has more approved development than that envisaged in the draft local plan.

### Note 2

Elmstead Parish Council asks whether the 2x 1 meter antennas are on 1 x 6ft pole or 2 x 6ft poles. Also is there any reason why the poles are 6ft in height as this appears to be slightly higher than the normal pole for an antenna, could it be lowered a couple of feet, so as not to have such an impact on the skyline in an area predominantly consisting of bungalows.