

Minutes of Meeting on the 10th February 2022
Elmstead Parish Council Planning Committee
Community Centre, School Road, Elmstead Market, CO7 7ET

Present: Councillors Amanda Brennan, Maxine Jeggo and Gill Williams.

Also Present: Mrs Baxter (clerk)

Absent: None

The meeting opened at 7.00pm

22/011 Apologies of Absence

None. As the chairman of this committee has resigned from the council Cllr Brennan chaired this meeting as she is vice-chairman.

22/012 Declaration of Pecuniary Interests and Personal Interests

None.

22/013 Approval and signing of the minutes from the advisory only meeting held on 10th January 2022.

It was resolved to accept the minutes from 10th January 2022 as true and accurate.

Proposed: Cllr Brennan, Seconded: Cllr Williams, all in favour.

22/014 Public Speaking

No public present.

22/015 Planning Application

21/02140/FUL Trinity Methodist Centre Bromley Road Elmstead Colchester.

Proposed change of use from F1(f) place of public worship to E(c)(ii) financial services, with addition of a mezzanine floor.

Deadline for comments (extended): 11th February 2022

It was discussed that the building will be better used and not sitting empty. As a business it will provide employment. It was resolved that there were no objections.

Proposed: Cllr Williams, Seconded: Cllr Jeggo, all in favour.

22/016 Planning Application

21/02173/OUT Land East of Bottles Hall Clacton Road Elmstead. Outline application (All Matters Reserved) for proposed erection of 11 commercial units and associated parking.

Deadline for comments (extended): 11th February 2022

It was resolved to return a neutral response but to raise the following concerns and questions:

- Trees and hedgerows should be kept to provide screening and preserve biodiversity.
- We note that the response from Anglian Water refers to an unacceptable risk of flooding downstream and we request that all the necessary mitigation is required as a planning condition.
- Similarly for the sewage which has not been approved, to follow the recommendations from Anglian Water in terms of planning conditions and requirements.
- The traffic figures are from 2018, with substantial additional development built and yet to be built, so we believe that these figures will be out of date.
- Is the road wide enough for a filter lane for 6 vehicles?
- Where is the electricity supply to be obtained from?

Signature

Date

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- We see reference to a section 106 contribution for the extension of a 40mph zone. Is there anything additional that could be provided for the village? The process of drafting the Elmstead Neighbourhood Plan has identified a number of areas that require contribution to mitigate additional development.

Proposed: Cllr Jeggo, Seconded: Cllr Williams, all in favour.

22/017 Planning Application

*22/00057/FUL Lanswood Park Broomfield Road Elmstead Essex CO7 7FD. Proposed construction of 4 bed dwelling, infill with development site.
Deadline for comments (extended): 11th February 2022*

It was resolved that there are no objections to the application.
Proposed: Cllr Brennan, Seconded: Cllr Williams, all in favour.

22/018 Planning Application

*22/00094/FULHH 26 Church Road Elmstead Colchester Essex. Proposed first floor side extension.
Deadline for comments: 21st February 2022*

It was resolved that there are no objections to the application.
Proposed: Cllr Williams, Seconded: Cllr Jeggo, all in favour.

22/019 Planning Appeal

*APP/P1560/W/21/3283544 Land to The East of Tye Road Elmstead. Full planning application for residential development of 15 dwellings, land for open space and associated car parking and infrastructure.
Deadline for comments: 25th February 2022*

The applicant's statement of case was discussed. It refers to the 2017 LP which is now out of date and the statement is also out of date on the status of the current plan, which is now adopted. The council has been advised that Elmstead does not require any further housing in this plan period and therefore our draft Neighbourhood Plan does not allocate any sites. The results of the housing survey commissioned for the Neighbourhood Plan were discussed, they show no requirement for larger houses. One of our NP policies it to retain a green gap between the built form of the village and the Garden Community to be built to the west of the village.

Paragraph 3.1 of the applicant's statement refers to the government's aspirations to significantly boost the supply of homes. However, with the Garden Community residences to be built in the Parish of Elmstead, the housing supply of this Parish will already be significantly boosted, and has been already with approved developments. This has and will put significant pressure on schools and local resources, which are inadequate. Some of the large sites are still in the early stages of development and we don't yet know what additional impact they will have.

It was agreed to update the original objections and add the above arguments.
Proposed: Cllr Brennan, Seconded: Cllr Jeggo, all in favour.

22/020 Determinations (for information only)

ESS/97/21/TEN Elmstead Hall, Elmstead, Colchester. Continuation of Construction of an irrigation reservoir without compliance with Condition 2 (Duration) of Planning Permission ESS/24/15/TEN that was for "Construction of an irrigation reservoir involving the excavation,

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processing and removal of sand, gravel and soils, engineering works and ancillary buildings" to now extend site operations including restoration until 6th November 2025 on land at Elmstead Hall, Elmstead, Colchester.

Granted but deadline of 30th November 2024 given.

ESS/105/21/TEN Elmstead Hall, Elmstead, Colchester, Essex. Continuation of construction of an irrigation reservoir without compliance with Condition 3 (Approved Details) of Planning Permission ESS/24/15/TEN that was for "Construction of an irrigation reservoir involving the excavation, processing and removal of sand, gravel and soils, engineering works and ancillary buildings" to now provide for retrospective revisions to the location and design of the peripheral environmental bund, aggregate processing plant, mineral stockpile and storage areas, the site entrance, the internal access road and site water management and the addition of a mobile soil screening plant.

Granted

- 22/021** **Items for next agenda or for information only.**
None.

- 22/022** **Date of next meeting.**
10th March 2022.

There being no further business Councillors were thanked for their attendance.
Meeting closed at 8.24pm.
Minuted by Angela Baxter
Contact: elmsteadparish@gmail.com Telephone: 01206 827139