

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

Present: Councillors Amanda Brennan, Adam Gladwin and Maxine Jeggo.

Also Present: Mrs Baxter (clerk)

Absent: Cllr Williams

The meeting opened at 7.00pm

22/023 Election of chairman

It was resolved to elect Cllr Brennan as chairman.

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

22/024 Election of vice-chairman if necessary

It was resolved to elect Cllr Gladwin as vice-chairman.

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

22/025 Apologies of Absence

Cllr Williams sent her apologies.

22/026 Declaration of Pecuniary Interests and Personal Interests

None.

22/027 Approval and signing of the minutes from the meeting held on 10th February 2022.

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

Proposed: Cllr Jeggo, Seconded: Cllr Brennan, majority in favour.

22/028 Public Speaking

No public were present.

22/029 Planning Application

22/00138/DETAIL Land adjacent The Willows Clacton Road Elmstead Colchester. Reserved matters application for the erection of 5no. detached bungalows, considering details of appearance, landscaping, layout and scale, pursuant to outline planning consent 20/01201/OUT.

Deadline for comments (extended): 11th March 2022

No comments on this application. IT was noted that the s106 agreement with the outline application details includes an open space contribution for Charity Field.

22/030 Planning Application

22/00 232/FULHH Forres Clacton Road Elmstead Colchester Essex CO7 7DD. Proposed internal and external alterations with single storey rear extensions.

Deadline for comments (extended): 15th March 2022

No comments on this application.

22/031 Planning Application

22/00106/FUL The Chase Wivenhoe Road Alresford Colchester. Proposed erection of a replacement dwelling (Part Retrospective).

Deadline for comments: 22nd March 2022

It was resolved to make the following points:

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An outbuilding has been built which is not part of the planning application and does not have planning permission. What are the grey buildings at the back of the site as shown on the landscape layout?

The application is still saying that they are on mains drainage, but it is on a septic tank.
Proposed: Cllr Brennan, all in favour.

22/032 Planning Application

22/00253/FUL Blue Barn Farm Cottages Clacton Road Elmstead Essex. Proposed demolition of existing barn and erection of five dwellings with associated infrastructure. Deadline for comments: 24th March 2022.

It was resolved to object to this application for the following reasons:

The developer has built on the boundaries of the village, changing the landscape of where built form changes to countryside. This site is outside of the development boundary. We have made no site allocations in our Neighbourhood Plan after TDC informed us that there is no need to and from the feedback of the residents.

The Housing Needs Survey commissioned for the neighbourhood plan says that there is no need for 3 bedroom houses.

The footpaths between this location and the village facilities are not fit for purpose.

Residents at this location complain about this and say that they have to drive into Elmstead because the path is too narrow and in such bad condition that it is not safe to use. This results in more car journeys, the more houses are built, which is not sustainable.

The development is part of an overall larger development and should be subject to the same obligations as a larger development. This overall site has been developed piecemeal.

The existing barn is an important transition from this development to the countryside.

Proposed: Cllr Brennan, all in favour.

22/033 Planning Application

22/00172/ADV Elmstead Hall Church Road Elmstead Colchester. Advertisement consent for new entrance sign.

Deadline for comments: 22nd March 2022

No objections to this application.

22/034 Planning Appeal

APP/P1560/W/21/3283545 Land adjacent to Grange Farm Bungalow Clacton Road Elmstead. Proposed construction of nine dwellings, landscaping, car parking provision and associated infrastructure.

Deadline for comments: 21st March 2022

The clerk will reiterate the objections to the original application with updates as applicable.

To add that applications have been made for small plots with small numbers of houses and have added up to a large plot with lots of houses. We now have a big estate. The Housing Needs Survey shows that these houses are not needed. Although Elmstead was designated a key service centre it has limited facilities; there is no pub, a very limited bus service and the GP surgery is full. Current residents are unable to join the practise and have to drive elsewhere.

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22/035 Determinations (for information only)

21/02046/FUL Budgens Supermarket Clacton Road Elmstead Colchester. Proposed single storey rear extension to the existing supermarket to provide additional retail and storage space.

Approval – Full.

21/02080/FULHH The Lilacs Clacton Road Elmstead Colchester. Proposed alterations to existing loft conversion, including the provision of a front facing roof dormer.

Approval – Full.

22/036 Items for next agenda or for information only.

22/037 Date of next meeting.

14th April 2022.

There being no further business Councillors were thanked for their attendance.

Meeting closed at 8.11pm.

Minuted by Angela Baxter

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