

Minutes of the Meeting held on the 11th August 2020
Elmstead Parish Council Planning Committee
Community Centre, School Road, Elmstead Market, CO7 7ET

Present: Councillors John Gray (Chairman), Paul Beard, Nick Bell and Amanda Brennan.

Also Present: Mrs Baxter (clerk)

The meeting opened at 7.00pm

20/033 Apologies of Absence

Cllr Williams sent her apologies.

Cllr Bell was unable to join the virtual meeting at this point, so Cllr Beard joined the meeting as a named stand in member.

20/034 Declaration of Pecuniary Interests and Non Pecuniary Interests

None

20/035 Approval and signing of the minutes from 9th July 2020

It was resolved to accept the minutes from 9th July 2020 as true and accurate.

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

20/036 Public Speaking

There were no public present. The committee were informed that there is an e-mail sent in by a member of public regarding item 20/038.

Cllr Bell joined the meeting.

20/037 Planning Application

20/00391/FUL Land at School Road Elmstead Essex CO7 7ET. Proposed erection of Elmstead Market's Community Building.

Deadline for comments 12th August 2020.

Cllr Gray: There were 4 issues;

- 1) There were 34 parking spaces plus 4 disabled parking spaces but there should be 40 in total. Cllr Gray has called Mr Tedder (Go Homes) and received an e-mail to say that the plans have been resubmitted with 40 spaces.
- 2) Anglian Water needs a scheme for surface water and drainage, which will have to show how surface water and foul water will be disposed of. This needs completing before building starts. Go Homes will do this.
- 3) Building control has asked for a toilet for disabled people. There is one on the plans already though.
- 4) The same person has asked that the roads are sufficient to take a fire engine. All roads are built to take fire tenders. Mr Tedder will deal with this.

They are running about a year late on the timing for the building of the Community Centre. As the above issues are being dealt with it was resolved to make no comment on this application.

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

20/038 Planning Application

20/00609/FUL Autumn House Clacton Road Elmstead Colchester Essex CO7 7AA.

Proposed change of use from Class C3 to Class C2 to provide a residential childrens home.

Deadline for comments 12th August 2020.

The committee read through the member of public's e-mail.

There was a discussion about the parking for the children's home. Essex Highways states that there must be 2 parking places and the application states 3. It also states that the preferred method of transport is public transport or cycling. EH states that they must provide permanent cycle storage.

Signature

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The dangers of parking on the road were discussed, the traffic lights and speeding traffic. It was resolved to return a neutral comment with the requests that if the car park is full people must be directed to the free car park nearby on Clacton Road and that the management shall be responsible for ensuring that this happens.
Proposed: Cllr Gray, Seconded Cllr Bell, all in favour.

20/039 Planning Application

20/00945/OUT Former Charity Field School Road Elmstead Essex CO7 7ET. Removal of condition 18 (residential travel plan) of 14/01728/OUT allowed on appeal APP/P1560/W/16/3153567.

Deadline for comments 18th August 2020.

Cllr Gray: This is a travel plan which deals with the impact of the development on the local infrastructure. It can last up to 5 years and is only required for 250 or more dwellings. It was discussed that if the Planning Inspector put the travel plan in as a condition it's not up to us to challenge it, TDC are better placed to do that.

It was resolved that the Committee is neutral with no comments.

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

20/040 REQUEST FOR ENVIRONMENTAL IMPACT ASSESSMENT SCOPING OPINION

CC/TEN/94/20/SPO Land between the A120 and A133, to the east of Colchester and west of Elmstead Market.

EIA Scoping Opinion Request for a new link road between the A120 and A133 comprising dual two-lane carriageway; at grade junction connecting the proposed link road to the A133; two potential intermediate roundabout locations giving access between Allen's Farm and the Garden Community development, and Tye Road (NW) and the Garden Community development; an underpass for future proposed Rapid Transit System and a diverted public right of way (PRoW); one grade separated dumbbell junction (two roundabouts linked by a single bridge) connecting the link road to the A120; new access road to Colchester Waste Transfer Station north west of the proposed A120 junction; and new two-way access to an existing petrol station west of the proposed A120 junction.

Deadline for comments 26th August 2020.

An initial discussion regarding this application, any comments to be resolved by full council at the next council meeting on 20th August 2020.

Cllr Brennan and Bell met with Cllr Glyn Evans (Wivenhoe Town Council) who is going to do a report on this. They will chase him.

It was discussed that it is very short notice, particularly with virtual meetings and members on holiday. The time does not allow for a Parish Council's process, to publicise and agenda for a meeting and allow [parishioners to attend and ask questions.

Cllr Brennan will contact Wivenhoe Town Council and the clerk will contact Ardleigh Parish Council to see how they will respond.

It was resolved to ask for an extension of time to respond for the reasons discussed.

Proposed: Cllr Gray, Seconded: Cllr Beard, all in favour.

It was also discussed that depending upon the response we should send a formal complaint about the timing.

20/041 Determinations (for information only)

20/00081/FUL Plot 1Bromley Road Elmstead Essex CO7 7BX. Erection of a detached dwelling. Approval – Full.

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20/00281/FUL Allens Farm Tye Road Elmstead Colchester Essex CO7 7BB. Proposed bulk onion store. Approval – Full.

20/00475/FUL Land South of Bromley Road Elmstead Essex CO7 7BX. Proposed erection of 4 detached bungalows with associated parking. Approval – Full.

20/00824/TPO Elmstead Cricket Club Church Road Elmstead Essex CO7 7AW. Trees on boundary of cricket pitch, crown lift to 4m above ground level. 2 Oak Trees - Reduce branches to give 2-3m clearance from the property. Approval – Full.

20/042 Items for next agenda or for information only.

It was asked who owns the triangle of land at the end of Church Road. There are large blocks on them which stop large lorries turning around. It is thought that it is private owned, not public land. Also, the stones on the public footpath are too big to be able to bike on safely.

The next meeting is the 10th September.

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

Meeting closed at 8.08pm.

Minute by Angela Baxter

Contact: elmsteadparish@gmail.com Telephone: 01206 827139

Signature

Date