

Minutes of On-line Meeting on the 11th of February 2021
Elmstead Parish Council Planning Committee
Community Centre, School Road, Elmstead Market, CO7 7ET

Present: Councillors John Gray (chairman), Nick Bell, Amanda Brennan and Gill Williams.

Also Present: Mrs Baxter (clerk), Mr P Beard and Mr R Fairweather (New Community Centre Committee).

The meeting opened at 7.00pm

21/010 Apologies of Absence

None

21/011 Declaration of Pecuniary Interests and Personal Interests

None

21/012 Approval and signing of the minutes from 14th January 2021

It was resolved to accept the minutes from 14th January 2021 as true and accurate.

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

21/013 Public Speaking

No public present.

21/014 Planning Application

20/01739/FUL Land at School Road Elmstead Essex CO7 7ET. Proposed 8 bungalows with parking.

Deadline for comments: 19th February 2021.

There was a discussion about the deed of variation to the section 106 agreement for Charity Field, the site in which the land for this application is located. The variation had, without the Parish Council's knowledge and agreement, specified a portion of land in the public open space area as "reserved allotment land".

Originally the development was to provide allotments, but it was decided that because the Church Road development was also providing allotments that the Parish Council would take a financial contribution to the costs of the New Community Centre instead. The above application is for the land that those allotments were on.

The new reserved allotment land in the deed of variation greatly reduces the open space available for the facilities that the council wishes to install for the benefit of the village. We need to meet with the TDC legal team as soon as possible to discuss this. It was discussed whether the council needs to seek legal advice.

The 8 bungalows will provide an open spaces contribution of approximately £24,000.

It was resolved to object to this application and request that our District Councillor calls it in due to the uncertainty regarding the deed of variation for Charity Field and that we disagree with the addition of the "reserved allotment land".

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

An agenda item regarding seeking legal advice will be put on to the next council agenda.

It was resolved to investigate where we might be able to seek legal advice.

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

Signature

Date

Minutes of On-line Meeting on the 11th of February 2021
Elmstead Parish Council Planning Committee
Community Centre, School Road, Elmstead Market, CO7 7ET

21/015 Planning Application

20/01797/FUL Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB. Full planning application for residential development of 15 dwellings, land for open space and associated car parking and infrastructure.

Deadline for comments: 19th February 2021.

It was resolved to object to this application for the following reasons: it is outside the settlement area, it is disproportionate growth for the village, it goes against policies in the Local Plan, TDC has the required housing supply, planning statement para 5.49 is out of date and we do not accept planning statement para 5.32. With regards to the last item the SHLAA (Strategic Housing Land Availability Assessment 2020) p63 says that the suitability of the site is uncertain and the Appeal Inspector who dismissed the appeal on an application for 18 houses at this location said that it would harm the character of the location.

It was added that the all the developments in Elmstead are having a cumulative adverse impact on the village.

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

21/016 Planning Application

20/01840/FUL Forres Clacton Road Elmstead Colchester Essex CO7 7DD.

Proposed 9 bungalows and associated access roads.

Deadline for comments: 17th February 2021.

The following was resolved:

The council has no objections to the above application and amended proposed block plan 07 rev b, but wishes to confirm that this is in relation to the 8 bungalows on the site, not the 9 bungalows as proposed on the application it received a paper copy of.

The council refers to the recommendation of the Public Realm Open Spaces officer highlighting that there is a 4.51ha deficit of equipped play/formal open space in Elmstead and that a contribution to the Charity Field site is justified and relevant. The council requests that this recommendation be taken up as a condition of planning.

The council also requests that as stated in the Tree and Landscape Officer's report the details of soft landscaping to include sufficient detail regarding plant species and specification must be provided prior to determination. Also, that the new trees shown on the current soft landscaping plan must be planted to mitigate the loss of the trees to be removed.

21/017 Determinations (for information only)

20/01609/DETAIL Grange Farm Clacton Road Elmstead Essex CO7 7DF. Reserved matters application for 9 dwellings further to outline application 19/01031/OUT approved under appeal reference APP/P1560/W/20/3248849.

Approval - Reserved Matters/Detailed

20/00239/FUL Ground Floor 1 Lanswood Park Broomfield Road Elmstead Colchester Essex CO7 7FD. Hybrid Planning Application comprising Outline Application for up to 10,000sqm of new mixed use commercial space and Full permission for 72 houses. Existing access amended and new residential access to Clacton Road. Hybrid planning application comprising Outline Application for up to 10,000sqm of new mixed use (B1, B2, B8) commercial space and 14 houses, and Full Permission for 71 houses. Existing access amended and new residential access to Clacton Road.

Approval. Split decision. Committee Decision

Signature

Date

Minutes of On-line Meeting on the 11th of February 2021
Elmstead Parish Council Planning Committee
Community Centre, School Road, Elmstead Market, CO7 7ET

*20/01702/FUL 34 Church Road Elmstead Colchester Essex CO7 7AW. Proposed two storey rear extensions, replacement porch and new lean-to roof over existing garage.
Approval - Full*

21/018 Items for next agenda or for information only.
Charity Field

21/019 Date of next meeting 11th March 2021.

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

Meeting closed at 8.22pm.

Minuted by Angela Baxter

Contact: elmsteadparish@gmail.com Telephone: 01206 827139

Signature

Date