

Minutes of Meeting on the 12th November 2024
Elmstead Parish Council Planning Committee
Community Centre, School Road, Elmstead Market, CO7 7ET

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

Also present: Mrs Baxter (clerk).

The meeting opened at 7.00pm

24/009 Apologies of Absence

None.

24/010 Declaration of Pecuniary Interests and Personal Interests

None.

24/011 Approval and signing of the minutes from the meeting held on 30th September 2024.

It was resolved to accept the minutes from 30th September as true and accurate. Proposed: Cllr Gladwin, Seconded: Cllr Jeggo, 3 in favour, 1 abstention (due to just joining the committee).

24/012 Public Speaking

No public present.

24/013 Planning Application

24/01352/OUT Land East of Bottles Hall Clacton Road Elmstead Essex.

Outline Planning Application (all matters reserved) - Proposed erection of 11 commercial (Use Class E, Part G) units and associated parking.

Deadline for comments – 20th November 2024.

It was noted that the committee reviewed this application at the last meeting but there wasn't enough information to make any informed comments. Additional information has now been added to the TDC planning portal.

The previous concern was about the access, and the transport statement shows that the 65m right turn lane into Lanswood will be shortened to 35m and a 25m right turn lane to the site will be added which will hold 4 vehicles. It was raised that if those vehicles are HGVs accessing the site, then it may cause congestion issues.

There is also a right turn lane for Oaktree Place in very close proximity to the northwest of the proposed new junction. Additionally there will also be the entrance north of the A133 to the southeast of the proposed access for the Lanswood development for Market Field Grows, commercial units and a residential development of 86 dwellings. It was felt that this would be an excessive number of turnings off this stretch of Clacton Road.

The council is concerned about the additional traffic this development will bring and the accumulated effect with the Lanswood development.

It was resolved to object to the application for the concerns about the junction and additional traffic.

It was noted on the green infrastructure response that that the application form has indicated that as a brownfield state they do not need to consider biodiversity net gain, but that the government proposes not to exempt brownfield sites that meet certain conditions.

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

Signature

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24/014 Planning Application

24/01507/FUL Land adjacent to 55 Church Road Elmstead Essex.

The erection of six self-build bungalows and associated infrastructure.

Deadline for comments – 22nd November 2024.

It was noted that the tree officer has not made a response yet. We have been told that the site has ancient hedgerow, a local resident reports for at least 75 years, which will need to be cut down for access.

There are also oak trees which may be venerable oaks which are being retained but don't look as if they have been given enough of a root protection area.

The hedgerow and oaks are important wildlife habitats.

The clerk is to contact the tree officer at TDC to ask what protection there is for the hedgerow and trees.

Our design statement says that if you build on the edge of countryside then settlement edges should provide a soft transition.

The application was discussed with reference to ELM 1, 2, 5, 6, 7, 10 and 16.

ELM1 – The site is outside of the settlement development boundary. It doesn't protect the countryside setting.

ELM5, 6 and 7 – council confirmed at its meeting on 7th November that the NP policies apply to all builds including self builds. Therefore these policies for affordable homes, first homes and housing mix do apply.

ELM10 – This will have a significant adverse effect on the views on along Church Road and the vistas on both sides. The bungalows do not blend in with the countryside with the removal of the hedge and white UPVC fasciae.

ELM16 – The nature recovery network plan shows a green corridor to the east of Church Road at the location of the site. The application will break this green corridor with 2 access roads onto Church Road. There is known wildlife at this site. This includes lizards, newts, owls, bats and woodpeckers. The committee will send a complete list of known wildlife to the clerk.

It was asked why there are 2 entrances to the houses, as plot 1 has its own driveway, causing more of a break to the green corridor. The retained tree on plot 1 does not seem to have enough protection around it from the hard landscaping of the driveway.

It was resolved to return an immediate response to TDC regarding the letter dated 29th October 2024 from Stanfords'. This is to reiterate that the NP plan policies do apply to self builds and that the key element of the application is that it is for a development of 6 houses, which is where Policy ELM5 draws the line, so the requirement for affordable homes should be built in on top of the 6 houses required for friends and family.

We will follow this up with an objection which goes into detail regarding the policies that this application does not meet. The clerk will draft this response with notes from Cllr Gladwin and share for the committee to review.

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

It was also resolved to request our District Councillor to call the application in if the officer is minded to approve it. The deadline for this is 25th November 2024. Proposed: Cllr Brennan, Seconded: Cllr Jeggo, all in favour.

The clerk is to ask the planning officer why the amended plan shows a square area sticking out into the road and onto the verge opposite.

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24/015 Items for next agenda or for information only.

It was noted that we are still waiting for the garage application to be decided, we called that one in.

The planning committee was updated that TDC has confirmed that the current Hills application can't include a contribution to the new community centre as there is no relevant policy to facilitate it. The open spaces team has said it needs to make a contribution to the open space at Charity Field though.

24/016 Date of next meeting if required.

As required.

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

The meeting closed at 8.54pm.

Minuted by Mrs A Baxter

Contact: elmsteadparish@gmail.com Telephone: 07907 610381

Signature

Date