

Minutes of Meeting on the 14th January 2025
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) and nine members of public.

The meeting opened at 7.00pm

25/001 Apologies of Absence

None received.

25/002 Declaration of Pecuniary Interests and Personal Interests

None.

25/003 Approval and signing of the minutes from the meeting held on 12th November 2024.

It was resolved to accept the minutes from 12th November as true and accurate. Proposed: Cllr Gladwin, Seconded: Cllr Jeggo, all in favour.

25/004 Public Speaking

Members of the public went through their objections to the application below for land north of Beth Chatto Gardens. The impact to neighbouring Oaktree Place with 5 properties very close to their fences and being 2 storey properties, there is also parking very close. There will be a loss of amenity to Oaktree Place residents with a loss of privacy. There will be a central road through the development, considerably closer to Oaktree Place than the current access road with 50,000 visitors per year and HGV and rubbish lorries.

Elmstead has already seen 68% growth with a part time doctor, no dentist, and one school which are all under extra strain already with the new housing. The new access road is unsafe to go through the development and is off a blind bend.

The site is not allocated in the current Local Plan. It's outside the settlement boundary which protects the character of the settlement.

It was felt that Beth Chatto should be enhancing the entrance road themselves and that planning is not there to rescue private businesses. It's not a charity. The current entrance is perfectly good, it's not been maintained the past few years so the grass is tall making it harder to see the passing places, but it is adequate if maintained. The business makes decisions on what to fund and has funded other improvements, but had made the decision not to maintain the car park and entrance road. They should be able to finance the entrance road themselves.

25/005 Planning Application

24/01803/FUL Land North of Beth Chatto Gardens Clacton Road Elmstead Market.

New entrance road to Beth Chattos Plants and Gardens. Development of 79 dwellings with related picnic area, open space and enabling development to support Listed Gardens.

Deadline for comments – 24th January 2025.

Members discussed the issues raised by residents. It was added that the application has nothing for the Parish. There are Neighbourhood Plan policies that it doesn't conform to. It is next to Grade II listed gardens. The travel plan hasn't been updated since the last application and still refers to 81 houses. The planning application is for the red line, which does not include the gardens. It can't use Market Field Farm as a precedent, it's an inappropriate use of enabling development. There are no benefits to and more pressure on the community.

It was resolved to object to the application.

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

Signature

Date

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It was resolved to make a request to District Councillor Scott to call the application in if TDC planning officers are minded to approve it.

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

25/006 Planning Application

CC/TEN/31/21/3/4 Land between the A120 and A133, to the east of Colchester and west of Elmstead Market.

Details pursuant to Condition 3 – Project/construction schedule (initial construction of Phase 1 only) for planning application ref: CC/TEN/31/21 (New link road between the existing A120 and A133)

Deadline for comments – 24th January 2025.

There was no comment from the committee.

25/007 Items for next agenda or for information only.

None.

25/008 Date of next meeting if required.

As required.

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

The meeting closed at 8.00pm.

Minuted by Mrs A Baxter

Contact: elmsteadparish@gmail.com Telephone: 07907 610381

Signature

Date