

Minutes of Meeting on the 14th July 2022
Elmstead Parish Council Planning Committee
Community Centre, School Road, Elmstead Market, CO7 7ET

Present: Councillors Amanda Brennan, Adam Gladwin and Gill Williams

Also Present: Mrs Baxter (clerk)

Absent: Councillor Maxine Jeggo

The meeting opened at 7.00pm

22/048 Apologies of Absence

Councillor Maxine Jeggo sent her apologies.

22/049 Declaration of Pecuniary Interests and Personal Interests

None.

22/050 Approval and signing of the minutes from the meeting held on 14th April 2022.

It was resolved to accept the minutes from 14th April 2022 as true and accurate.

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

22/051 Public Speaking

No public present.

22/052 Planning Application

22/00936/VOC Ground Floor 1 Lanswood Park Broomfield Road Elmstead Colchester Essex CO7 7FD. Variation of condition 2 (Approved Plans) of application 21/01302/FUL to amend plots 10, 16, 24 and 25 from House Type T6 to House Type T13 and plots 37-38 from House Type T6 to House Type T7. Variation of condition 3 of 21/01302/FUL to amend the wording from 'No occupation of the development shall take place until the following have been provided or completed...' to 'The following highway works shall be provided or completed prior to the occupation of the 63rd dwelling...'

Deadline for comments: 12th July 2022. Received additional time to 18th July 2022.

The request for the variation to condition 3 was discussed and the responses that Grange Farm residents have made objecting on grounds of health and safety. The committee agreed that the footway, bus stop and refuge island improvements are essential for public health and safety as the current footway is not fit for purpose and the road is difficult to cross at this location with the speed and volume of traffic. It is also important for sustainability that walking and cycling is enabled or residents will be relying on their cars to access local amenities.

It was resolved to object to the variation of condition 3 for the above reasons.

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

The change of house types was also discussed along with the supporting letters in the application. There were multiple references to the s106 contributions being larger than they should be and the profit only being just above the viability of the scheme. The committee had grave concerns regarding the contribution to open spaces that it is relying on from this scheme. If the application is not approved does that put the contribution at risk? The clerk is to ask the planning officer.

The changes to the house type are not in agreement with the Neighbourhood Plan policies which respond to a housing needs survey of smaller, more affordable houses. There is also a larger footprint to the buildings taking away from the green and open feel of the development.

Signature

Date

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It was resolved that the once the clerk has corresponded with the planning officer the committee will discuss the house changes and delegates authority to the clerk to send a response to this condition amendment.

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

22/053 Planning Application

22/01107/TPO Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB.

Number of unknown species - cut back (in garden of what will be plot 15).

Deadline for comments: 22nd July 2022.

It was discussed that we do not know how many trees the application is for, what type of trees they are and how much they are to be cut down. The land was purchased knowing that the protected trees were there. We do not want to start a precedent of developers getting planning on land with protected trees then being able to cut the trees down. The trees provide privacy for the amenity of the adjoining property.

It was resolved to object to this application for the above reasons.

Proposed: Cllr Brennan, all in favour.

22/054 Determinations (for information only)

21/01852/FULHH Dulverton Colchester Road Elmstead Colchester Essex CO7 7EG.

Proposed two extensions, one to provide a master bedroom/bathroom over a family living room and one to provide a shower room. Refusal - Full

22/00253/FUL Blue Barn Farm Cottages Clacton Road Elmstead Essex. Proposed demolition of existing barn and erection of five dwellings with associated infrastructure. Refusal – Full

22/055 Items for next agenda or for information only.

None.

22/056 Date of next meeting.

11th August 2022.

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

Meeting closed at 7.39pm.

Minuted by Angela Baxter

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