

Minutes of On-line Meeting on the 8th of April 2021
Elmstead Parish Council Planning Committee
Community Centre, School Road, Elmstead Market, CO7 7ET

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

Also Present: Mrs Baxter (clerk)

The meeting opened at 7.00pm

21/020 Apologies of Absence

None

21/021 Declaration of Pecuniary Interests and Personal Interests

None

21/022 Approval and signing of the minutes from 11th February 2021

It was resolved to accept the minutes from 11th February 2021 as true and accurate.

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

21/023 Public Speaking

None

21/024 Planning Application

21/00367/FUL Land adjacent to Grange Farm Bungalow, Clacton Road, Elmstead, Essex CO7 7DF. Proposed construction of nine dwellings, landscaping, car parking provision and associated infrastructure.

Deadline for comments: 12th April 2021.

It was resolved to object to the application on the grounds that it was originally going to be a commercial development, that it is outside the development boundary, that the village does not need more houses, in particular 4-bedroom houses and that there is no mention of a section 106 agreement or community benefits.

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

21/025 Planning Application

21/00175/FUL The Chase, Wivenhoe Road, Alresford, Colchester, Essex, CO7 8AJ.

Erection of two storey dwelling with mansard roof extension (following demolition of existing dwelling)

Deadline for comments: 12th April 2021.

It was resolved to object to this application for the following reasons:

The building work was commenced without any planning permission. Therefore, there have been no checks to see if they are building to regulations. How do we know building regulations have been complied with? If COVID-19 is the reason as to why they have not been checked then building work should have been stopped, although it is a large site and there is enough space to enter safely.

We are most concerned that the contractors do not appear to be working safely I.e., no PPE, no head protection and no apparent construction plan and may be in breach of construction regulations.

We are concerned that the contractors are living in outbuildings on the site which may be completely unsuitable or even uninhabitable and more than likely a lack of suitable facilities. Additionally, the building works have been hidden behind a barrier.

We believe, if only for the sake of the workers, that a visit to the site by TDC or the HSE should be proactive to identify and stop any possible bad practices to avoid any accidents and/or injuries to personnel on site.

On the application they have put that the trees and hedges are not important. How do they know this and is a tree survey required by the council? How about other biodiversity and

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ecological considerations, such as Sixpenny Brook or the ancient wood which are near the site? We understand that a tree has already been cut down.

The application is incorrect. They state the house is on mains sewage. It definitely is not. None of the houses either side of The Chase or the main road are on mains sewage. The sewage system for a house of this size would have to be upgraded as it should have a septic tank or cess pit suitable for the demolished, smaller building.

The house is not of the same footprint as the one demolished. It is of a much bigger depth and width by over 5 metres.

It is not in keeping with all the other houses in the street. It is extremely dominant and much higher than any other house in the vicinity.

If this application is approved, it is setting a precedent that you can build and then apply later.

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

21/026 Determinations (for information only)

21/00037/FUL 1 Ashmead Place, Elmstead, Colchester, Essex CO7 7FZ. Proposed erection of a log cabin.

Approval - Full

21/027 Items for next agenda or for information only.

None

21/028 Date of next meeting 13th May 2021.

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

Meeting closed at 7.34pm.

Minuted by Angela Baxter

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