

Minutes 11th August 2016
Elmstead Parish Council Planning Committee
Community Centre, School Road, Elmstead Market, CO7 7ET

Present: Councillors N Bell (Chairman), P Beard, R Fairweather, M Kirby, R Redding, J Routledge and M Ward

Also Present: One member of the public

16/001 Apologies of Absence
Cllr Beecham

16/002 Declaration of Pecuniary Interests and Non Pecuniary Interests
None

16/003 Approval and signing of the minutes from 4th June 2015
It was resolved to accept the minutes from 4th June 2015 as true and accurate.

16/004 Public Speaking
None

16/005 Planning applications - to discuss and decide the PCs comments to send to TDC planning:
16/01063/OUT Residential Development of 0.4ha of land to create 5 detached dwellings with associated garaging and parking
It was mentioned that the owner of the land had been approached by developers encouraging him to utilize his assets for a much larger development of 30-40 houses. The development sits in the middle of open fields so could open up future development on all sides in future. It would be very difficult to fight further development alongside this one. Elmstead would not receive any benefit from this development, and there would be no sec 106 benefit applied in this case (less than 10 houses).
It was discussed that the PC could decide to approve of the development, be neutral or object to the development. A vote was taking and the majority voted in favour of objecting.

It was resolved to object to the above application. Proposed Cllr Beard. Cllr Redding abstained.

16/006 Tendring District Local Plan – Preferred Options Consultation Document 2013-2033 and beyond
Feedback from councillors who have so far attended public exhibitions for the TDC and CBC local plans.
Feedback on answers received for questions asked in the PC meeting of 21st July 2016.
Feedback from councillors from reading through the consultation document.
The East Colchester/West Tendring Development; areas of concern and actions to take.
Elmstead as a rural service centre.
Any other sections of the plan to focus on?
The Elmstead public exhibition.
Elmstead residents may not receive a letter to advise them of the consultation and public exhibition – PC to action some communication?

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How to prepare and decide a response? (Prepare a draft in advance of the PC meeting and vote at that meeting? Have a Committee Meeting after the Elmstead public exhibition?)

It was discussed that the impression the councillors got who attended the public exhibitions was that the planning officers could not answer their questions and that the planning department is in disarray. There was no feeling of confidence that TDC will be able to deliver a focused plan.

For the Colchester Fringe Development the 2,500 houses are for the period to 2033, the 7,500 are for the period beyond. The search area has been increased beyond Blossomwood Farm to earmark land for the future development. Elmstead could become a suburb of Colchester in the same way that Stanway did. The green gap left between the search area and Elmstead is minimal.

There's no focused plan that the planning officers could tell cllrs about so in theory developers could apply anywhere in the search area, resulting in piecemeal development across a wide area. There are several rented areas in the search area, what will happen to them? The maps are terrible, it's very difficult to see what you're looking at.

Mr Marshall who has attended the Colchester Borough Council exhibition stated that the link road (A133 to A120) has been moved over so it is all in Tendring. Despite the link road the traffic through Clingoe Hill will be horrendous with 2,500 new houses (let alone 7,500).

The PC aims to push the search boundary back towards Colchester and focus on the green gap as its main priority. It was agreed to invite Mr Charles Gooch to the next PC meeting or planning committee meeting to ask his view as the search area is now beyond his home and covers land he owns.

The clerk is to find out who is head of planning at Colchester Borough Council and contact Beverley McClean about someone from CBC visiting EPC to discuss the Colchester fringe development.

It was also suggested that we attend one of Bernard Jenkin's surgeries and escalate the issue to our MP.

Communications with parishioners: The flier from TDC was in with the usual junk mail, which may be the reason some people think they did not receive it. Some residents may have missed theirs so we need to communicate with everyone and try and get as many people as possible to the public exhibition at Elmstead on the 30th August.

Cllr Fairweather is to make poster to put in an A-frame to advertise the exhibition. Cllr Redding is to produce a leaflet with a map on one side and information on the other to be prepared for the PC meeting next Thursday. This is to be delivered to Elmstead households.

Public Exhibition: The meeting is arranged for 2.30pm – 6.30pm, the clerk is to ask TDC if this can be extended or if they can leave materials so that Parish Councillors can speak to people who can't attend earlier. There are to be 2 councillors attending at all times. 2.30-4.30 Cllrs Bell and Kirby, 4.30-6.30 Cllrs Routledge and Ward and Cllrs Beard and Redding to attend when they can make it after work. Cllr Fairweather will not be able to attend. Cllrs are to have a leaflet to hand out at the exhibition highlighting concerns.

It was agreed to hold another planning committee meeting on Thursday 1st September at 7.30 to follow up on the exhibition and decide the PC response to the consultation.

Cllr Ward is to attend the exhibition in Clacton on 13th August, and Cllrs Redding and Beard are to attend the exhibition in Weeley on the 19th August. Cllrs are to ask about the green gap between the Colchester fringe development and the location of the link road.

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- 16/007** **Planning Appeals - to discuss and decide the PCs comments to send to the Planning Inspectorate:**
APP/P1560/W/16/3153554 Blue Barn Farm Clacton Road Elmstead Erection of seven detached dwellings and associated garaging served by new vehicular and pedestrian access.
Held over until 18th August.

**There being no further business Councillors were thanked for their attendance.
Meeting closed at 9.25pm.**

Minuted by Angela Baxter
Contact: elmsteadparish@gmail.com
Telephone: 01206 827139

Signature

Date