

**Minutes 13<sup>th</sup> December 2016**  
**Elmstead Parish Council Planning Committee**  
**Community Centre, School Road, Elmstead Market, CO7 7ET**

**Present:** Councillors N Bell (Chairman), P Beard, S Beecham, R Fairweather, M Kirby, and M Ward

**Also Present:** Mrs Baxter (clerk), Mr J Greenhow and Mr J Hills as representatives for item 16/012 and 8 members of the public

District Councillor Fred Nicholls (latter part of meeting)

**16/008 Apologies of Absence**

Cllr J Routledge was unable to attend due to a prior engagement.

**16/009 Declaration of Pecuniary Interests and Non Pecuniary Interests**

Cllr Beard will not be voting on item 16/013 due to a non pecuniary interest – friendship with the landowner.

**16/010 Approval and signing of the minutes from 11<sup>th</sup> August 2016**

It was resolved to accept the minutes from 11<sup>th</sup> August 2016 as true and accurate.

**16/011 Public Speaking**

None

**16/012 Planning applications**

*16/01797/OUT Mr J Hills, Land adjacent Market Field School School Road Elmstead, Outline application for the erection of 62 dwellings, associated garaging, parking and infrastructure.*

*To hear from a representative for this proposed development regarding their plans. To ask questions of the representative. To decide a response to send to TDC planning regarding the application (object, neutral, support) and to discuss reasons for doing so.*

Mr Joseph Greenhow (agent for the applicant) spoke briefly about the application: it includes a mix of 2, 3 and 4 bedroom houses, 15 affordable dwellings (social housing), allotments and a respite home for Market Field School (will be one of the 62 units - won't be part of the sec 106 agreement).

Two parent governors of the school spoke in favour of the application as the respite home is much needed to give parents a break. There was not enough room in the school redevelopment for a respite home.

Cllr Beard asked about the safety aspect of the access between the development and the School, Mr Hills replied that the respite home would probably be in a secure area with no access from the general development to the school. (Application is only an outline at the moment, details to be decided at reserved matters stage.)

Cllr Ward pointed out that the comments of support for the development are all from people who live outside the village, parents of children at Market Field School, and won't be affected by the development. How will the local infrastructure cope, what will the local community get?

Mr Greenhow replied that they have made a commitment to affordable housing and will meet various obligations through the sec 106 agreement, such as NHS and schools, although they appreciate it won't necessarily be spent locally.

The additional traffic was discussed, Mr Greenhow stated that the traffic flows had been independently assessed and the additional houses would create an additional one vehicle every two minutes during peak times. It was pointed out that Market Field School objected

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to the Charity Field application for 50 houses because of the additional traffic, but are not objecting to this application.

Cllrs asked how many students at Market Field School come from Elmstead but it was not known.

Cllr Beard said that 62 houses is the largest development to happen in Elmstead for many years. We are getting facilities from other smaller developments; a community centre with 20 houses on Church Road, a community facility and allotments with the 50 houses on Charity Field, this application provides no open land and it's a struggle to see how it benefits the village.

Mr Greenhow replied that if there is a recognized deficit in the village the PC can ask TDC to consider it in their representations. The key benefit is the delivery of affordable housing. It was pointed out that in a previous application TDC have chosen not to purchase houses for social housing (8 offered as part of the application on Clacton Road) but to take one free house instead. It will be down to TDC as to how much social housing is provided by the development.

Cllr Bell stated that one of the concerns is overdevelopment of the village, another is the water runoff.

Flooding and water runoff was discussed in some detail. Mr Greenhow stated that the drainage assessments they have done show that with the provision of attenuation there would be a neutral effect on the outflow, it would be the same as the current greenfield. Cllrs and local residents were disappointed that they hadn't been asked about local flooding. The water flows through people's properties on the South side of Clacton Road, to Beth Chatto and beyond. There was a great deal of concern that the water run off would be increased by all the hardstanding of the development. A resident who has lived on the eastern boundary of the plot for 35 years stated that the ditch regularly fills up and floods on to his land. Mr Hills stated that the water will go into the swale and will flow out of that at the same rate it does at the moment. It will be a condition of the planning permission that they will have to meet the statements they have made in their reports. A management company will be responsible for the swale, the development residents will pay for this. A representative from Beth Chatto was concerned about the gardens being downstream of the development and the pollutants that could enter the waterway. Mr Greenhow replied that there would be oil interceptors and other different types of interventions and measures to prevent this. Mr Hills could see that more work needed to be done to convince people that the development would not make the flooding situation worse.

16/013

### Planning Appeals

*APP/P1560/W/16/3160793, Hills Residential Ltd - Mr J Hills, Land to The East of Tye Road Elmstead, Outline planning application for residential development of up to 32 dwellings, land for a community facility and associated parking and infrastructure.*

*To discuss the PC representation to be made to the Planning Inspectorate. To discuss the appeal being determined on the basis of a hearing. Is there any information that we need to obtain in advance of the hearing?*

Concerns discussed regarding this development; outside the village envelope, no other buildings in the area, it would be eroding the buffer zone between the village and the future Colchester fringe development, Tye Road would become a rat run – it already has fast traffic and there will be a lot more with the new reservoir to be dug. There were concerns about the amendment to the footpath location, now to the west of Tye Road. Residents will need to cross Tye Road twice to walk down to Colchester Road. Mr Hills said this was done under advice from ECC. Mr Gooch said that the plan was to clear his

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hedge, but that they had not discussed this with him, how would they accomplish this? Mr Hills thought that the land in question was all highways land and that there would be enough space that they would not need to take out the hedge. They have done investigations on both side of the road and looked a land registration documents and there is sufficient space for a footpath. The road will move 100 mm over. Mr Gooch asked why they had applied for his hedge to be cleared if it did not need to come out.

Mr Hills confirmed that they have made a new application starting from square 1. Mr Greenhow explained that changes can be made to an application at the appeals stage , the planning inspector will have to use the "Wheatcroft Principle" to decide if the changes to the footpath will necessitate the new application.

Mr Greenhow and Mr Hills were thanked for their time and left the meeting. Cllr Beard also left the meeting for a prior engagement.

The PC went back to item 16/012.

Mr Gooch advised that ECC will deal with the flooding issue and that we should invite them to come and see the land and where the water goes. Mr Jennings added that the outflow of the ditch is a pipe of 3 inches and that from School Road to the bottom of his land at Clacton Road is a fall of 8m.

Cllr Nicholls advised the PC to consider the number of all those application already approved and under appeal, what impact it will have to the increase in housing percentage.

It was resolved that the PC would object to this application, proposed Cllr Bell, all agreed.

The PC went back to item 16/013.

The councillors were concerned that we don't extend the village towards Colchester, when the fringe development will be extending towards us. Having the footpath on the Western side of Tye Road will be a further extension of development.

It was resolved to write a representation to the Planning Inspectorate to object to this appeal. Proposed Cllr Bell, all agreed.

**There being no further business Councillors were thanked for their attendance.  
Meeting closed at 8.17pm.**

**Minuted by Angela Baxter  
Contact: [elmsteadparish@gmail.com](mailto:elmsteadparish@gmail.com)  
Telephone: 01206 827139**

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