

Minutes 14th September 2017
Elmstead Parish Council Planning Committee
Community Centre, School Road, Elmstead Market, CO7 7ET

Present: Councillors N Bell, R Fairweather, M Kirby, J Triscott

Also Present: Mrs Baxter (clerk), Cllr P Beard and 3 members of the public

- 17/009 To elect a chair of the Planning Committee**
It was resolved to elect Cllr Fairweather as chair.
Proposed: Cllr Triscott, Seconded Cllr Bell, all in favour
- 17/010 To elect a vice-chair of the Planning Committee**
It was resolved to elect Cllr Routledge as vice-chair, subject to her agreement. To confirm in the next Planning Committee Meeting.
Proposed: Cllr Bell, Seconded: Cllr Fairweather, all in favour
- 17/011 Apologies of Absence**
Cllr Routledge sent her apologies
- 17/012 Declaration of Pecuniary Interests and Non Pecuniary Interests**
None
- 17/013 Approval and signing of the minutes from 19th January 2017**
It was resolved to accept the minutes from 19th January 2017 as true and accurate.
Proposed: Cllr Kirby, Seconded: Cllr Bell, all in favour.
- 17/014 Public Speaking**
None
- 17/015 Planning applications – to decide whether to return comments**
i) *17/01306/OUT Bromley Road Elmstead Essex CO7 7BX. Residential development. (9 houses) Deadline for comments 15th September (Graham Nourse agreed additional time).*
This plot was part of an application for 10 houses in 2016 which was withdrawn. The same objections that were made to that application still apply along with TDC now having its 5 year housing supply. Cllr Bell raised concerns about the wildlife living on the land. It was also discussed that an appeal for a proposed development on land directly opposite was refused.
It was resolved to object to the application with the original objections and adding comments about TDC's 5 year housing supply, the refused appeal and the wildlife.
Proposed: Cllr Fairweather, Seconded: Cllr Bell, all in favour.

ii) *17/01441/FUL 4 Hatchcroft Gardens Elmstead Colchester Essex. Extensions and alterations. Deadline for comments 25th September.*
It was agreed to make no response.

iii) *17/01361/FUL Matapos Colchester Road Elmstead Colchester Essex CO7 7EG. Two storey side extension. Deadline for comments 19th September.*
It was agreed to make no response. It was commented that it would tidy up the street scene.

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17/016 Planning applications – for information only

17/01311/FUL John Whiting Ltd Land West of Bottles Hall Clacton Road Elmstead Colchester Essex CO7 7DE. Extension to barn for agricultural storage. No comments returned.

17/017 Planning Applications called in to the TDC Planning Committee

17/00927/DETAIL Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB Reserved matters application for construction of new access to serve housing development approved under 16/00219/OUT.

The next TDC Planning Committee Meetings are on 3rd and 31st October at 6pm.

To discuss attendance at the planning committee and areas of concern for inclusion in our verbal objections. To discuss any action to be taken in advance of the TDC Planning Committee Meeting.

Mr Charles Gooch reported that he wrote to George Farr (Essex Highways) about the verge borders ownership dispute of the land alongside Tye Road and Mr Farr confirmed that Mr Gooch owns the land up to the root line of the hedges. Hills Residential Ltd are planning to remove the hedges to construct a footpath for access to this development, Mr Gooch confirmed that he would not give permission for this. Mr Gooch agreed to send copies of the correspondence with George Farr and Jonathan Hills to the PC for our information.

Mr Gooch also confirmed that Hills would not be able to have an access to the development through the Meadow Close development that he is currently in the process of selling.

It was discussed that once we have a date for the TDC Planning Committee we'll put a response together and ask Cllr Fred Nicholls to speak on our behalf.

17/018 Planning Appeals

- i) APP/P1560/W/7/3169150 Mr J Hills Land adjacent Market Field School School Road Elmstead Outline application for the erection of 62 dwellings, associated garaging, parking and infrastructure.

Appeal Hearing Date is 27th September 2017 10.00am in the Council Chamber, Weeley Council Offices.

To discuss attendance at the hearing and what to include in our verbal objections. Any actions to be taken in advance?

A representative from the Beth Chatto Gardens told the PC that they had employed an engineering consultant to do a water courses flood risk survey and to look at the potential impact on water quality and quantity. They will send us a copy of that survey, which includes advice that the development should include swale ponds and semi-permeable hard surfaces. A resident felt that swale ponds are a disaster, they get forgotten and aren't looked after, nobody takes responsibility for them and they get overgrown and littered.

Mr Jennings who owns land on Clacton Road which backs on to the development plot told the PC that the land falls 8m between School Road and the ditch on his property. All the extra water which will run off the development will have to go through a 4 inch clay pipe. The format for the appeal hearing was discussed – the clerk is to check with TDC planning to see if there is anything we need to do in order to be able to speak at the meeting.

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- ii) *APP/P1560/W/17/3177691 Wright & Mann Autumn House Clacton Road Elmstead Conversion of former bedsits to children's day nursery. Deadline for comments 18th September.*

It was agreed to send our objections as made to the original planning application and to add the following information: the site is close to the traffic lights at the Bromley Road/Clacton Road junction and the planning documents include a legal requirement for a car park if you have a minimum number of staff but there is nowhere on this site to put a car park.

17/019 Determinations (for information only)

17/00866/FUL FV Conservatories and Windows. The Kloof Colchester Road Elmstead Colchester Essex CO7 7EE Alterations to existing dwelling, provision of pitched tiled roof in lieu of flat roof to two storey element to front/side of the existing dwelling and retention of existing porch. Approval – Full

17/01043/FUL Mr & Mrs Vincent 2 Hatchcroft Gardens Elmstead Colchester Essex CO7 7AJ Proposed two storey side extension. Approval – Full

17/00961/FUL Mr Sayeed Parker Havenbrook Clacton Road Elmstead Essex Proposed 6 No. detached bungalows. Approval – Full

17/01072/FUL Mr Brendan Robinson Sunnymead Farm Alresford Road Wivenhoe Colchester Essex CO7 9JZ. Renovation of two existing barns to be used as microbrewery and food processing unit. Approval - Full

17/020 Planning Committee Terms of Reference

To review the agreed Terms of Reference. Does the Planning Committee wish to recommend any changes to full council?

It was agreed to recommend the following changes:

To change that “reporting to the full Parish Council will be by circulation of Minutes” to “will be by a verbal committee report.” To add that “Minutes will be circulated as soon as they have been completed.”

17/021 Items for next agenda or for information only.

Cllr Triscott requested a copy of the TDC Local Plan map which shows the development boundary for Elmstead.

Cllr Triscott has asked TDC for some planning training but they do not have anything at the moment.

**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