

Minutes 12th October 2017
Elmstead Parish Council Planning Committee
Community Centre, School Road, Elmstead Market, CO7 7ET

Present: Councillors N Bell, R Fairweather (Chair), M Kirby, J Routledge and J Triscott

Also Present: Mrs Baxter (clerk)

- 17/022 To confirm the election of Cllr Routledge as vice-chair of the Planning Committee**
Cllr Routledge confirmed that she is happy to take on the role of vice chair as resolved in her absence on 14th September.
- 17/023 Apologies of Absence**
None
- 17/024 Declaration of Pecuniary Interests and Non Pecuniary Interests**
None
- 17/025 Approval and signing of the minutes from 14th September 2017**
It was resolved to accept the minutes from 14th September 2017 as true and accurate.
Proposed: Cllr Fairweather, all in favour.
- 17/026 Public Speaking**
No public attendance.
- 17/027 Planning applications – to decide whether to return comments**
- i) *17/01484/FUL Elmstead Delivery Office, Clacton Road, Elmstead, Colchester. Mr S Batholomew - Bartsons Ltd. Proposed erection of 2 no. two storey semi-detached dwellings. Deadline for comments 18/10/2017.*
It was resolved to comment in favour of this application as it is more appropriate for the site and the housing needs of the village than the previous application for a 5 bedroom detached house. All in favour.
- ii) *17/01271/FUL Fullcircle Energy Limited. Allens Farm Tye Road Elmstead Colchester Essex CO7 7BB. Erection of a second bio-gas plant comprising anaerobic digester, cogeneration unit, grid entry unit and digestate store to replace previous approval 15/01679/FUL. Deadline for comments 18/10/17.*
Cllrs could not see a difference to this application (from the previous) other than it not being completely self-sufficient. This application will allow for importation of organic waste materials with an estimated 6 additional journeys per day. There will also be an additional 600 journeys per week for the extraction of the reservoir. It was a condition of the previous planning approval that there be no importation to prevent additional traffic generation involving large vehicles.
It was resolved to object to the application on the basis that the planning conditions for the most recently approved application should stand as the reasons are still applicable, particularly with the approved plans for the reservoir and the 32 houses to be built on Tye Road. All in favour.
- iii) *17/01617/OUT Mr S Williams – Hills Residential Construction Ltd. Blue Barn Farm Clacton Road Elmstead Essex CO7 7DF. Erection of two detached dwellings and associated garaging. Deadline for comments 19/10/17.*
It was discussed that this is a different layout to the original application for 7, which was refused. The additional 2 houses are to be built on land adjacent to the bungalow.
It was resolved to object on the basis that it is outside the development boundary, TDC have their 5 year housing supply and are close to having the Local Plan completed, and this development is not included in that plan. All in favour.

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17/028 Planning applications – for information only

- i) 17/01497/FUL 32 Turnip Lodge Cottages Turnip Lodge Lane Elmstead Colchester Essex CO7 7BD. Demolition of utility room and erection of single storey rear extension. No comments made.

17/029 Planning Applications called in to the TDC Planning Committee

- i) 17/01306/OUT Bromley Road Elmstead Essex CO7 7BX. Residential development. (9 houses). This application will be decided by the Planning Committee. We asked Cllr Nicholls to call it in but he informed us that TDC planning had already allocated this application to the committee.
- ii) 17/00927/DETAIL Land to The East of Tye Road Elmstead 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 is 31st October at 6pm. Any additional information to discuss?

Nothing additional to discuss at present.

17/030 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 was 27th September 2017 10.00am in the Council Chamber, Weeley Council Offices.

To hear a short report from the attendees.

Cllr Fairweather: There was a long period of technical jargon, it went on for 2-3 hours and then broke for lunch. Cllr Beard spoke before lunch but then had to go. After lunch the Planning Inspector asked for Elmstead PC to speak, so Cllr Fairweather went through the reasons the PC is against the application. Hills said that they had heard it all before. The consultant Beth Chatto hired to do a water survey spoke, Hills questioned him and he ended up agreeing with them that provisions could be made to protect the Beth Chatto Gardens. They would need to build another swale pond in the top corner but at the moment there is no room. They will either have to build less houses or buy more land. The Planning Inspector said that the respite home is not a legal option under planning regulations so they can't include it in the planning.

Cllr Bell: Hills' solicitor questioned Gary Guiver (TDC planning) about the 5 year housing supply and Mr Guiver was not firm enough in his defence of it. The Planning Inspector had been to School Road to see the site and was also going to visit the Beth Chatto gardens.

17/031 Determinations (for information only)

- i) 17/00945/FUL Mr Ian Gatens 23 Lucerne Road Elmstead Colchester Essex CO7 7YB. Single storey utility room and WC. Approval – Full.
- ii) 17/00968/FUL Mike Laws Tudor House Chapel Lane Elmstead Colchester Essex CO7 7AG. Erection of rain shelter. Approval – Full
- iii) 17/01240/DETAIL Mr Oliver Hookway - Go Homes Land off Clacton Road Elmstead Essex. Variation of condition 1 of planning permission 16/01994/DETAIL - Revised site plan to update garage position to plot 01. Approval - Reserved Matters/Detailed
- iv) 17/01189/FUL Mr Paul Wynne Land adjacent Havenbrook Clacton Road Elmstead Essex CO7 7DB. Erection of detached dwelling and garage. Refusal – Full

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- v) 17/01190/FUL Mr Paul Wickham Land adjacent Havenbrook Clacton Road Elmstead Essex CO7 7DB. Erection of detached dwelling and garage. Refusal – Full
- vi) 17/01311/FUL John Whiting Ltd Land West of Bottles Hall Clacton Road Elmstead Colchester Essex CO7 7DE. Extension to barn for agricultural storage. Approval - Full

17/032 Items for next agenda or for information only.

None

There being no further business Councillors were thanked for their attendance.
Meeting closed at 8.29pm.

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

Signature

Date