

Minutes 11th January 2018
Elmstead Parish Council Planning Committee
Community Centre, School Road, Elmstead Market, CO7 7ET

Present: Councillors Nick Bell, Mike Kirby, Jean Routledge (Acting Chair) and Jane Triscott

Also Present: Mrs Baxter (clerk), Cllr Paul Beard, Cllr Martine Ward and 8 members of public.

17/053 To appoint a chairman

In the absence of a resolution it was agreed to wait until the planning committee obtains full membership before appointing a new chair. The vice-chair, Cllr Routledge, will be acting chair in the meantime.

17/054 Apologies of Absence

None

17/055 Declaration of Pecuniary Interests and Non Pecuniary Interests

None

17/056 Approval and signing of the minutes from 14th December 2017

It was resolved to accept the minutes from 14th December 2017 as true and accurate. Proposed: Cllr Bell, seconded Cllr Routledge, all in favour.

17/057 Public Speaking

It was asked whether there was any update on the development on Charity Field. Cllr Beard responded that the land had not yet been sold, there is current only one potential purchaser and if the sale goes ahead it could take 3-4 months.

17/058 14/01292/OUT Land to the west of Church Road Elmstead

Outline approval for a residential development of up to 20 homes, a community hall, green infrastructure open space including land for a sports field and allotments together with new vehicular and pedestrian accesses, parking, servicing, landscaping and utilities infrastructure.

To discuss the provision of the community centre following the discussion with Mr Robert Pomery representing Newell Homes Ltd at the Parish Council Meeting of 21st December 2017. Newell Homes Ltd has purchased this development site.

Cllr Routledge updated those present with the information received from Newell Homes' consultant, Robert Pomery, at the December PC meeting. The current s106 agreement states that the developer will provide a hall on the land, so if they were to give the PC the money instead (which is their preference) a new sec 106 agreement would need to be drawn up. The £400,000 specified on their sec 106 agreement would only build a small hall, it wouldn't meet the necessary requirements.

Various options were discussed; raising additional funds to build the hall to our specification at the Church Road site using another builder or taking the money and adding it to the sec 106 agreement for the Charity Field development to build a hall on their site. As the Charity Field site is not yet sold a decision about that option cannot be made. It was discussed that we could ask for the land allocated on the Church Field site to be reserved until a decision could be made. Residents expressed their disappointment that it is not the original builder taking the Church Road site forward and felt that that location suited what was required for the village. Also, that as it stands with Charity Field not sold it is all we have currently got. Another resident suggested we try and build on the Charity Field site. It was discussed that there a benefits to both sites, but as it stands we don't know if both sites are an option. In the past Church Road has been the preferred site for a development with hall; various surveys have been done but not one to specifically ask about the locations of the hall only.

We'll need to review the current community centre and potential options but we wouldn't want to lose the use of it until the new hall is built.

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Cllr Beard explained that the Church Road sec 106 agreement also supplies allotments and car parking at a cost of £35k. There is also open space, a swale and a sports pitch at a cost of £90k. There is a car park and this will be shared with the allotments. The £400k for the hall includes architects and planning costs. Newells has to provide all of this unless they make a new application and a new sec 106 is agreed. They can't start work until all the reserved matters are agreed so they need an answer to their question of whether the PC would take the money instead of them building the hall.

TDC's advice in the past regarding this development and taking the cash instead is to be very careful as if we take the money we could lose out. A developer could build a hall more cheaply than the PC using a different builder. Cllr Beard recommended that we

- 1) Meet with TDC planning to find out where we stand legally.
- 2) Meet with Newells to discuss the situation
- 3) Set up a group to work on the new community centre, to consist of a mixture of councillors and residents. They can go to other PCs for advice, ask about their halls, find out about grants, publicise to the village and report back to the PC.

It was resolved that representatives from the PC would meet with TDC to clarify our legal position and ask advice. Proposed: Cllr Triscott, Seconded: Cllr Bell, all in favour.

This will be added to the PC agenda for next week to decide who will attend.

The new group will also be on that agenda for proposal. It was agreed that the PC would not get back to Mr Pomery until after the meeting with TDC.

17/059

Planning applications – to decide whether to return comments

- i) 17/02137/FUL *Wishing Well 35 Church Road Elmstead Colchester Essex CO7 7AW. Rear extension. Deadline for comments 11th January, clerk will ask for extension.*

As the extension is out of sight and won't affect anybody it was resolved to return no comments. Proposed: Cllr Routledge, all in favour.

- ii) 17/02065/FUL *The Mallards Alresford Road Wivenhoe Colchester. Erection of a support pole to act as a mounting point for radio antennas. No adverse comments. Deadline for comments 9th January, clerk will ask for extension.*

The neighbour's objections were read. It was resolved to return no comments.

Proposed: Cllr Routledge, all in favour.

- iii) ESS/58/17/TEN *Wivenhoe Quarry, Alresford Road, Wivenhoe, Essex, CO7 9JU. Continuation of extraction of sand & gravel, reinstatement with inert fill and restoration to part agriculture, part nature conservation and part open water without compliance with condition 48 (importation restriction) to allow the importation of fine aggregate to facilitate the continued use of the asphalt plant until 31/12/2018 (as currently permitted). Deadline for comments 12th January.*

It was discussed that this will result in a maximum of 4 additional vehicle movements a day and that the land has to be reinstated when it is finished. It was resolved to return no comments. Proposed: Cllr Routledge, all in favour.

17/060

Planning applications – for information only

- i) 17/02120/FUL *Birches Colchester Road Elmstead Colchester Essex CO7 7EG. Proposed front extensions to existing living room and bedroom also pitched roof over garage. No adverse comments.*
- ii) 17/02176/TPO *Elmstead Cricket Club Church Road Elmstead. 1 No. Oak - cut back to boundary line, 1 No Oak - fell to 4 foot (diseased and is a safety issue). No adverse comments.*

17/061

Planning Applications called in to the TDC Planning Committee

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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. Any further information regarding the deferral of the decision and the resolved committee site visit (TDC planning committee)?

It was discussed that the site visit went ahead on the 10th January and it was found that there is not room to put in a footpath and maintain the width of the road. Clive Dawson (TDC tree warden) was there and had lots of knowledge regarding trees and roots. They looked at the verge where the pathway is to go and the banking climbs towards the vegetation. If they remove soil to put in the pathway it will expose the roots.

17/062 Planning Appeals

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. Any update on the decision?

The only update was that the developers had until the 12th January to rebut comments made by TDC to the Planning Inspectorate.

17/063 Determinations (for information only)

- i) *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. Approval – Full*
- ii) *17/01923/FUL Mr & Mrs Phillip Brennan Alresford Road Wivenhoe Colchester Essex CO7 9JX. Single storey rear extension. Approval – Full*

17/064 Application Processing

To consider how to process applications as Cllr Fairweather has left the PC. Cllr Fairweather was one of two planning officers (Cllr Bell is the other) to review all planning applications received and decide if any comments are required for the smaller applications. To appoint a new planning officer to take on this role or decide a different process.

It was resolved to appoint Cllr Kirby as a second planning officer to review small planning applications (extensions and changes rather than new houses). All applications are circulated so if any members of the committee wishes an application to be brought to the full committee they can request this. Proposed: Cllr Bell, Seconded Cllr Routledge, all in favour.

17/065 Items for next agenda or for information only.

Cllr Beard informed the committee that where there are works around the Beth Chatto access road this is Go Homes helping to fix the current access road and providing a temporary access road across the adjacent land, with the landowner's permission, in the meantime.

**There being no further business Councillors were thanked for their attendance.
Meeting closed at 9pm.**

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

Signature

Date