

**Minutes 10<sup>th</sup> May 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 Bob Kavanagh, Cllr Martine Ward and 13 members of public.

**18/001 To appoint a chairman**

It was resolved to leave appointing a chairman until all members of the committee are present. The vice-chair, Cllr Routledge, will continue to chair the meetings in the meantime. Proposed: Cllr Routledge, all in favour.

**18/002 Apologies of Absence**

Cllr John Gray sent his apologies.

**18/003 Declaration of Pecuniary Interests and Non Pecuniary Interests**

None

**18/004 Approval and signing of the minutes from 11<sup>th</sup> January 2018**

It was resolved to accept the minutes from 11<sup>th</sup> January 2018 as true and accurate. Proposed: Cllr Triscott, Seconded: Cllr Bell, all in favour.

**18/005 Public Speaking**

A resident asked if the PC could provide a general picture of where Elmstead is for new developments. (This is to be done in the next agenda item). Another resident said that there were too many stones on the pavement along Bromley Road to be able to push a pram along.

**18/006 Planning applications – to discuss and decide comments to submit**

- i) *18/00614/OUT - Mr C Miles - Greenvolt Development Limited. Outline planning permission for up to 90 residential dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Bromley Road and associated ancillary works. Land at Bromley Road Elmstead Essex CO7 7BX. Response date 25/05/18*

Cllr Routledge: The proposal is made by Greenvolt Development Ltd who are based in London. It's an outline proposal with no detail. The location is adjacent to the pumping station, John's acre, new woodland (Woodland Trust) and beyond that old woodland. By 30% affordable housing they mean rented social housing. There was an exhibition in February which didn't tell us much about the proposal. The PC will make its comments to TDC planning but encourages the public to also comment.

If TDC refuses this application then the applicant can appeal, which is what has been happening with previous applications. Lots of applications have been allowed on appeal because TDC cannot demonstrate a 5 year land/housing supply. It's a complicated projection and the Government Planning Inspector can override it.

There was a previous application on this plot which was refused by TDC and also on appeal. The Planning Inspector felt it was inappropriate to build houses on the site as it spoilt the rural aspect, but not all inspectors have the same views. Since that appeal the building of 10 houses on the opposite side of Bromley Road has been approved.

TDC are saying that they have their 5 year supply but this is still open to judgement.

The latest figures of approved housing in Elmstead were put on screen for all to view. It shows a total of 269 new houses approved in the last 5 years, with an additional 117

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in application. Approvals stand at approximately 33% growth. Cllr Routledge explained that the PC has objected to the majority of applications.

It was discussed that in the past TDC has assured us that their 5 year plan was watertight, but it wasn't. TDC can refuse an application but it's then up to the judgement of the Planning Inspector as to whether TDC has its 5 year supply. In this case TDC will argue they have it and Greenvolt can argue against this. In the past when the judgement went against TDC they took the case to the High Court and lost. The lack of a local plan was discussed and the lack of protection we've had because of this. The last Local Plan was not taken forward by the government because there were not enough houses on it, so TDC has had to start the whole process again. It takes a long time as it has to go through different consultation periods.

A resident asked why the lack of facilities isn't taken into account. Cllr Beard explained that they look at funding for education and health regionally, so a development may have to make a s106 contribution for education based upon the number of school places available locally but that money does not go directly to a local school. The PC has approached NHS England to offer a building for a GP surgery (in conjunction with the Charity Field development) but they said no as they want large central GPs, they don't want to service more buildings. We've also found that we can't challenge on highways issues, if Essex Highways don't raise objections then we can't argue it. Parking issues on School Road were discussed but as for the above, if Essex Highways accepts a development then we can't challenge it.

Cllr Beard explained that at the appeal for the 62 houses on School Road the applicant challenged the 5 year plan. TDC went through their list of approved housing but the applicant responded to his developments in that list that they would not be built within the 5 years. However the last appeal on the Bromley Road site wasn't turned down because of the 5 year plan so this application may not rest on whether or not this is in place.

A resident of the Chase who is an ecologist spoke about the habitat survey done by Greenvolt, which doesn't cover what it legally should. There are protected species on the site. The local ecology was discussed including water voles and foraging for bats. The survey has not assessed for the local ecology and they have done nothing botanically.

It was resolved following the above discussions that the PC would object for the reasons given on the previous application and on the grounds of the appeal decision. We'll also use the total approval figures to demonstrate overdevelopment.

Proposed: Cllr Routledge, Seconded: Cllr Kirby, all in favour.

A resident has produced leaflets and posters and arrangements were made to distribute these by volunteers at the meeting.

### 18/007 Planning applications – any comments required?

- i) 18/00584/FUL - Single storey rear extension for private use. 26 Lucerne Road Elmstead Colchester Essex.

Cllrs Bell and Kirby have looked at this application and not raised any issues so no comments.

### 18/008 Determinations (for information only)

- i) 18/00229/FUL - 25 Johnsons Drive Elmstead Colchester Essex CO7 7AL Two storey side extension to form kitchen, WC, bedroom & en-suite. Approval – Full.

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ii) 18/00406/HHPNOT - 100 Holly Way Elmstead Colchester Essex CO7 7YQ. Single storey rear extension (3.3 metres deep and 3.6 metres high) with monopitched roof, and two velux roof lights. HHPN - Prior Approval Not Required.

**18/009 Items for next agenda or for information only.**

An application for 9 houses at Grange Farm bungalow, Clacton Road will be on the next agenda for 14<sup>th</sup> June 2018.

There being no further business Councillors were thanked for their attendance. The public were also thanked for attending.

Meeting closed at 8.47pm.

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

Signature .....

Date .....