

**Minutes 14<sup>th</sup> June 2018**  
**Elmstead Parish Council Planning Committee**  
**Community Centre, School Road, Elmstead Market, CO7 7ET**

**Present:** Councillors Nick Bell, John Gray, Mike Kirby, Jean Routledge (Acting Chair)

**Also Present:** Mrs Baxter (clerk)

- 18/010 To appoint a chairman**  
Nobody volunteered for the role so Cllr Routledge to remain as acting chair.
- 18/011 Apologies of Absence**  
None.
- 18/012 Declaration of Pecuniary Interests and Non Pecuniary Interests**  
None.
- 18/013 Approval and signing of the minutes from 10<sup>th</sup> May 2018**  
It was resolved to accept the minutes from 10<sup>th</sup> May 2018 as true and accurate. Proposed: Cllr Kirby, Seconded: Cllr Routledge, all in favour.
- 18/014 Public Speaking**  
No public present.
- 18/015 Planning applications – to discuss and decide comments to submit**  
i) *18/00644/OUT Grange Farm Bungalow Clacton Road Elmstead Essex CO7 7DF. Demolition of existing bungalow and erection of up to nine dwellings and associated garaging.*  
It was discussed that there has been a previous application on this site, possibly with approval for 2 houses. There are to be 6 x 2 bed alms-houses and 3 x 3 bed houses. Their planning statements says that TDC does not have a 5 year housing supply. The parking is separate to the housing and there was a concern that people won't park and walk, they are more likely to park in the road. It was said that whilst it is nice to see smaller houses this location is an inappropriate position for them, they should be nearer the village. It was discussed that the 5 year housing supply is not set in stone, but that the recent decision against a development in Great Bentley will help. The applicant has quoted that the development next door (7 houses by the Hills Group) was initially refused but allowed on appeal. The planning inspector said for that application that the development was outside the perimeter of the village but close enough to walk. It was felt that this was not the same for occupants of the alms-houses who may be elderly and infirm.  
It was resolved to object to the application. Proposed: Cllr Routledge, Seconded: Cllr Bell, all in favour. The objection is on the grounds that TDC does have a 5 year housing supply (with reference to the Great Bentley decision), that this site is outside the development perimeter, that it is overdevelopment of the site and it is not in keeping with the adjacent development. Whilst alms houses would be a welcome addition to the village the PC feels that they should be in the village especially as there is no footway on the development side of the road, and the highway speed limit at that location is 60mph. It is not practicable for the elderly or infirm to cross the road here and they may be unable to drive. Also, with the separate parking there may be issues with people parking on the access road.

Signature .....

Date .....

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## Elmstead Parish Council Planning Committee

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**18/016 Planning applications – for information only, no comments required**  
i) 18/00845/TELLIC Opposite side of Duncannons Bromley Road Ardleigh Essex. Installation of a high speed broadband cabinet.

**18/017 Determinations (for information only)**  
i) 18/00584/FUL 26 Lucerne Road Elmstead Colchester Essex Single storey rear extension for private use. Approval – Full

**18/018 Items for next agenda or for information only.**  
Cllr Routledge had looked at the application for Shamal, Colchester Road (Erection of a new two storey and single storey extension following demolition of existing front garage. Alterations to front boundary access and wall.) and couldn't see anything to object to. Cllr Bell asked if we know when the 90 houses on Bromley Road will be decided. This application has been deferred to the TDC planning committee and we don't know when they will discuss it. It was discussed whether anyone could attend the TDC planning committee meeting at Weeley on the 26<sup>th</sup> June to comment on 18/00681/DETAIL Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB Variation of condition 2 of the approved planning application, 16/00219/OUT. Cllr Kirby may be able to attend and Cllr Routledge will help compose what is to be said.

There being no further business Councillors were thanked for their attendance.  
Meeting closed at 8.12pm.

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

Signature .....

Date .....