

Minutes 13th September 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), Cllr Paul Beard and 1 member of the public

Not present: Councillor Solma Ahmed

18/027 Apologies of Absence

None received

18/028 Declaration of Pecuniary Interests and Non Pecuniary Interests

None

18/029 Approval and signing of the minutes from 9th August 2018

It was resolved to accept the minutes from 9th August 2018 as true and accurate. Proposed: Cllr Kirby, Seconded: Cllr Bell, all in favour.

18/030 Public Speaking

None

18/031 Planning applications – to discuss and decide comments to submit

- i) *18/01307/DETAIL Mr Williams Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB Reserved matters application for 32 dwellings, land for a community facility and associated parking and infrastructure.*

There was a discussion around several items on the proposed site layout plan being unclear; What does the “Outline layout shown indicatively. To be redesigned to omit 1 access point” mean? What is the white area in the north east corner? The land for the community facility included in the title of the application is not shown, is this the white area? Cllr Routledge will contact Hills Building and ask for clarification.

There was a discussion around the “Possible Link” shown in the south east corner. The landowner who is selling the adjoining land informed the PC that he is retaining a half meter wide strip of land along the border between his site and this development site.

There will be no possibility of a link and therefore the site plan will need to be redesigned. Cllr Routledge is to provide this information to Hills Building. Also, it was felt that it is imperative that the footpath along Tye Road be installed subject to the planning conditions already agreed as it will be the only pedestrian access.

It was discussed that the housing is a good mix but that plots 1 & 2 have gated access which could create a sense of elitism. It was felt that having parking separate from the housing would create problems with people parking on the roads or across pavements closer to their homes. There also seems to be a lack of parking spaces. The committee is to seek advice from District Councillor Nicholls regarding this.

It was resolved that the PC would make the following comments on this application:

- 1) To point out that the “possible link” will not be possible and that therefore the footpath on Tye Road is crucial and must be installed subject to previous planning conditions.
- 2) To state that the land for community use is unclear on the site plan.
- 3) To object to the parking arrangements.

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

- ii) *18/01339/FUL 7 Hatchcroft Gardens Elmstead Colchester Essex CO7 7AJ Single storey infill extension to the south east elevation comprising of an Entrance Lobby, Utility and Shower Room. Alteration to the existing Garage and shower room to allow for an office/playroom.*

No comments

Signature

Date

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- iii) 18/01401/FUL 24 Holly Way Elmstead Colchester Essex CO7 7YG Proposed single storey front extension to form new porch & wet room.

No comments

18/032 Determinations (for information only)

- i) 18/00950/OUT Mr David Scarlett Plot 11 Clacton Road Elmstead Essex CO7 7DB proposed 3 bedroom dwelling. Refusal – Outline
- ii) 18/00841/FUL Rose Croft Chapel Lane Elmstead Essex CO7 7AG Installation of a concrete sectional garage onto a hardstanding. Approval – Full
- iii) 18/00816/FUL Mrs Julia Boulton Beth Chatto Gardens Clacton Road Elmstead Colchester Essex CO7 7DB Amendment to previous permission under 16/00438/FUL to convert to a mixed use of the previously approved educational facility and for additional use for events, celebrations and wakes. Approval – Full
- iv) 18/00895/FUL Shamal Colchester Road Elmstead Colchester Essex CO7 7EE Erection of a new two storey and single storey extension following demolition of existing front garage. Alterations to front boundary access and wall. Approval – Full
- v) 18/00614/OUT Land at Bromley Road Elmstead Essex CO7 7BX 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. Application Withdrawn
- vi) 18/01343/DISCON Elmstead Delivery Office Clacton Road Elmstead Colchester Essex CO7 7AB Discharge of conditions 2)Materials, 3) Landscaping and 11) Railings to Approved Planning Application 17/01484/FUL. Approval - Discharge of Condition

Any additional determinations to report since the agenda was published?

No.

18/033 Items for next agenda or for information only.

Cllr Gray pointed out that there had been a lack of communication before the meeting regarding his request to view the hard copy of an application.

**There being no further business Councillors were thanked for their attendance.
Meeting closed at 8.55pm.**

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

Signature

Date