

Minutes 13th December 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) and 17 members of the public including Cllr Triscott and Mr Callum Morris (Greenvolt Development)

District Councillor: Fred Nicholls

18/041 Apologies of Absence

Cllr Beard sent his apologies that due to another commitment he was unable to attend.

18/042 Declaration of Pecuniary Interests and Non Pecuniary Interests

Cllr Bell declared a non pecuniary interest in item 18/048 as his property is adjacent to the development land.

18/043 Approval and signing of the minutes from 11th October 2018

It was resolved to accept the minutes from 11th October 2018 as true and accurate.

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

18/044 Public Speaking

None (for issues not included on the agenda).

18/045 Bromley Road Planning

Mr Calum Morris and Mr Anthony De Havilland of Greenvolt Development are attending to discuss an alternative development scheme following the withdrawal of their application for 90 residential dwellings on Bromley Road.

Mr Morris: Apologised that Mr De Havilland was unable to attend. Greenvolt has sites across the UK of 10-300 properties. His role is to review sites and find the right planning for the right site. The previous application for 90 houses was withdrawn due to the number of objections from residents and consultees. He is aware that there was a lack of consultation with the Parish Council. 90 houses was too large and ambitious and discussions with TDC (Susanne Chapman-Ennos) revealed that it was not going to be supported. They have discussed other possible uses and the need for affordable housing in the area.

They are now planning a fully affordable scheme of at least 45 houses with the housing to be built along Bromley Road and the open space to be gifted to the community. They are working with TDC and would like to work with the PC to establish what's needed such as key worker housing.

Mr Morris has seen that there is a number of current applications offering community benefits and is keen to see if there is anything else they can offer the community along with their proposal. Cllr Routledge responded that the current applications already had outline approval, the Bromley Road site is very different. Also that they've picked up on the need for affordable housing, Elmstead needs starter homes not social housing. Once they put forward their plans we'll judge them on their merits.

It was discussed that houses along Bromley Road would ruin the rural character and that TDC has in excess of 6 years housing supply. When asked whether the 45 would be followed by another 45 Mr Morris confirmed that no, the land would be gifted to the Parish Council so that it could not be developed.

Mr Morris thanked the council for inviting him to attend.

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18/046 Planning Application 18/01884/FUL

Mr Newell - Newell Homes. Land to The West of Church Road Elmstead Essex CO7 7AR. Erection of 41 no. residential dwellings, open space, allotments, parking, access and landscaping.

Deadline for comments 21st December 2018.

Cllr Routledge explained that the response would not be decided at this meeting, it will be decided at the PC meeting next week. Cllr Routledge gave the background to the original approved outline planning and the sale of the land to a new developer who has made this new application. Newell Homes made it clear they would not build a community centre but this application does include a £400k contribution to a community centre to be built elsewhere. It puts the council in a difficult situation as there are lots of grounds for objection (too many houses, Church Road unsuitable, the community is not getting what was originally promised). If we do object and TDC refuse the application Newells will appeal. If it does go to appeal it could be a lengthy process but we'll need the £400k to build the community centre so it is a difficult decision.

Cllr Gray: Newell Homes bought the land knowing what was on the original agreement, we've lost the football field which was for the good of the community. They are building double the houses and saying they can't give us what was promised for 20. TDC has a 6 year housing supply, they could turn it down.

Cllr Triscott asked how important is the new community centre? Newells could end up putting a new application in with no £400k contribution. The appeal could hold up the process. The £400k is very important, if we fight the application we could lose the donation. The village needs a new community centre.

There was a discussion about the need for affordable, smaller homes for the younger people in the village. A resident asked if there is any scope for negotiation. Cllr Routledge responded that we can't negotiate directly now but we can comment that we would like smaller houses. Mr Fairweather added that this application has more affordable, smaller houses than the original.

Cllr Gray: attended a meeting with Newell Homes. They were adamant that this is their proposal and if it fails they will take it to appeal.

The additional vehicles on Church Road and at the junction were objected to by residents who thought it would be terrible.

Cllr Nicholls: The junction was discussed at the original application and Essex Highways said they would not change it. They suggested a mini roundabout and Essex Highways refused.

Mr Fairweather added that there would be a few small changes at the junction.

18/047 Planning Application 18/01863/DETAIL

Mr Oliver Hookway - Go Homes Ltd. Charity Field Land South of Colchester Road Elmstead Essex CO7 7ET. Erection of up to 50 dwellings and a new community building, provision of dual-purpose car park, new village allotments and public open space.

Deadline for comments 21st December 2018.

Cllr Routledge gave the background to the approved outline application and purchase of the land. She understood that there has been an agreement to move the houses to the south side of the development. Cllr Gray added that the planning officer was non-committal when asked if the plans could be turned around. Mr Fairweather said that when they previously saw Mr Guiver (TDC planning) he had no problems with the houses being on the south side. Susanne Chapman-Ennos has taken over as team leader.

Cllr Routledge: We've had a lot of discussion with Go Homes, they are more willing to work with us and are offering community facilities. Residents wanted the houses at the southern

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side. This application will also be going to the PC next week for a decision, perhaps we can agree to ask for bungalows if we can't get the layout changed?

Cllr Gray: Has attended meetings with Mr Tedder (Go Homes) who said that this layout is TDC's preference. Mr Tedder also said that there is no demand for bungalows.

It was asked why TDC preferred this layout. Cllr Nicholls responded that it may be because it's easier to define a boundary where houses finish, rather than around open space.

A resident reported that oak trees had been ring barked and another resident couldn't understand how they could have an entrance where it will be. Cllr Gray responded that the entrance has already got approval from TDC. Cllr Routledge asked Cllr Nicholls if there was a better chance of getting the layout reversed if it was called in and he responded that the benefit of getting it called in is that it goes to the committee who get guidance from the planning officer. We'd need to someone to go with a really good case of why planning policy should not be adhered to.

It was resolved to call the application in regarding the siting of the buildings and the safety of those community facility users crossing the access road between the community centre and the playing field. Proposed: Cllr Routledge, Seconded Cllr Bell, all in favour.

Cllr Fairweather: has been in discussion with a PR company who are going to be doing a public consultation in the community centre 11th-12th January. He believes it is Go Homes and will be regarding the Charity Field planning.

18/048 Planning Application 18/01810/DETAIL

Mr J Lynch South East Developments Ltd. Agricultural Field to The North of Meadow Close Elmstead Essex CO7 7HR. Reserved matters application following outline approval (planning approval 16/01015/OUT) for the erection of twenty dwellings with associated access and pedestrian crossing on Colchester Road.

Deadline for comments 12th December 2018, additional time requested.

Cllr Bell provided his comments before withdrawing from the room due to his non pecuniary interest: he was concerned about the houses originally, but now they are bungalows he is more concerned about the crossing for Colchester Road.

Cllr Nicholls: There will be a LHP meeting in the next couple of weeks, he will push councillors to decide about the additional funds for the crossing.

Cllr Bell left the room.

There was a discussion around the boundaries down the east and south side, whether plot 18 was too close to 1 Oatlands and regarding windows overlooking boundaries. Cllr Kirby was pleased that they are all to be bungalows but sympathises with Meadow Close residents regarding the access though their estate.

It was resolved to make no comment to TDC on this application. Proposed: Cllr Routledge, Seconded: Cllr Gray, all in favour.

18/049 Planning Application 18/01858/OUT

Mr Stephen Williams. Land adjacent to Grange Farm Bungalow Clacton Road Elmstead Essex CO7 7DF. Proposed office development of up to 929sqm B1 office with associated car parking, infrastructure and landscaping.

Deadline for comments 21st December 2018.

There was a discussion but it was felt by most that with so little information there was nothing to object to and they could not see a problem. Cllr Bell said that it would be unsightly. Cllr Routledge did not agree with all the information on the planning statement.

It was resolved to make no comments. Proposed: Cllr Kirby, Seconded: Cllr Gray, 3 in favour, 1 against.

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18/050 Determinations (for information only)

- i) *18/00431/DETAIL Mr Nigel Tedder - Go Homes Ltd Charity Field Land South of Colchester Road Elmstead Essex CO7 7ET. Reserved matters application following planning approval 14/01728/OUT - Provision of vehicular & pedestrian access from School Road to the application site in accordance with the Highway Authority's requirements. Approval - Reserved Matters/Detailed*
- ii) *18/01401/FUL Mr & Mrs Dupree 24 Holly Way Elmstead Colchester Essex CO7 7YG. Proposed single storey front extension to form new porch & wet room. Approval – Full*

Any additional determinations to report since the agenda was published?

None

18/051 Items for next agenda or for information only.

None

There being no further business Councillors and members of the public were thanked for their attendance.

Meeting closed at 9.34pm.

Minuted by Angela Baxter

Contact: elmsteadparish@gmail.com Telephone: 01206 827139

Signature

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