

Minutes 24th January 2019
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 2 members of the public.

19/001 Apologies of Absence

None

19/002 Declaration of Pecuniary Interests and Non Pecuniary Interests

None

19/003 Approval and signing of the minutes from 13th December 2018

It was resolved to accept the minutes from 13th December 2018 as true and accurate, with agreed revisions to items 18/046 and 18/049.

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

19/004 Public Speaking

There is 5 minutes of public speaking

Residents raised the flyer distributed to some houses in the village regarding a proposed development of 60 houses on land West of Church Road. It seemed to be the case that houses south of the A133 did not receive the flyer. With these 60 taking the total of new houses for Church Road to 100 residents felt that Church Road could not take the additional traffic and it would cause problems at the junction.

The current housing position was discussed, that it will be a long time before the Local Plan is in place and there is a problem with the garden village. The plan will go to 2033 and includes houses in the garden village, so it can't be put forward until the garden village has been approved. TDC says it has over 6 years housing supply. If applications are refused by TDC and go to appeal how much weight will the planning inspector give to the emerging Local Plan? A planning inspector has already refused an appeal on that basis.

19/005 Planning Application 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. Revised Plans. Deadline for comments 30th January 2019.

It was discussed that the land north of Meadow Close reserved matters does not include a through road or access to this site, but that this plan still shows access through. The required footpath along Tye Road was raised.

Councillors looked at the changes to the mix of 1, 2, 3 and 4 bedroom houses and discussed the affordable housing provision with the removal of the 1 bedroom homes.

It was discussed that some of the parking spaces are still remote from the homes and that all of the visitor parking is in the south. There are now 4 public open space areas, could we ask for a play area to be put on? However previously we've tried to ask for facilities at the reserved matters stage and been advised by TDC it is too late. It was suggested that we ask TDC who will be managing the open spaces.

It was resolved that the comments would include 2 concerns:

- 1) That there are no 1 bedroom homes and that the emphasis for affordable housing should be for 1 and 2 bedroom homes.
- 2) That we are seeking clarification as to who will be managing the open spaces.

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

Signature

Date

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19/006 Planning Application 18/02117/DETAIL

Miss Nicole Bushell. Avonleigh Clacton Road Elmstead Colchester Essex CO7 7DA. Reserved matters application following Outline application 17/00027/OUT - providing details of Access, Layout, Appearance and Landscape. Deadline for comments 30th January 2019.
The plans included a metal fence to be erected during the build to protect the trees. The clerk is to ask TDC if this is a temporary measure only.
Councillors were concerned about the removal of mature trees. Clive Dawson (TDC tree officer) had commented that they had low amenity value, but the committee felt they have a high ecological value.
It was resolved to object to the application for the above reason.
Proposed: Cllr Routledge, Seconded: Cllr Bell, all in favour.

19/007 Determinations (for information only)

- i) *18/01569/FUL 42 Colchester Road Elmstead Colchester Essex CO7 7ED. Two storey side extension. Approval – Full*
- ii) *18/01858/OUT Land adjacent to Grange Farm Bungalow Clacton Road Elmstead Market. Proposed office development of up to 929sqm B1 office with associated car parking, infrastructure and landscaping. Approval - Outline*

Any additional determinations to report since the agenda was published?
None

19/008 Items for next agenda or for information only.

The application for 18 houses on Tye Road has gone to appeal. The committee will meet on 14th February to discuss this.

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

Meeting closed at 9.24pm.

Minuted by Angela Baxter

Contact: elmsteadparish@gmail.com Telephone: 01206 827139

Signature

Date