

Minutes for 15th April 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)

19/031 Apologies of Absence

None

19/032 Declaration of Pecuniary Interests and Non Pecuniary Interests

None

19/033 Approval and signing of the minutes from 11th April 2019

It was resolved to accept the minutes from 11th April 2019 as true and accurate.

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

19/034 Public Speaking

No public present

19/035 Planning Appeal APP/P1560/W/18/3208427

Grange Farm Bungalow Clacton Road Elmstead. Demolition of existing bungalow and erection of up to nine dwellings and associated garaging. Application reference: 18/00644/OUT. Deadline for comments 16th April 2019.

It was resolved to submit the comments as presented in statement 1.

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

19/036 Items for next agenda or for information only.

It was discussed that the NCCC May meeting is to be held on the 9th May, the second Thursday in May. The planning committee meeting (if necessary) could be held earlier than the usual 7.30pm start.

There being no further business Councillors were thanked for their attendance.

Meeting closed at 8.30pm.

Minuted by Angela Baxter

Contact: elmsteadparish@gmail.com Telephone: 01206 827139

Signature

Date

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Statement 1

Elmstead Parish Council wishes to reiterate and support Clive Dawson's statement (consultee comments) that "the intensification of development on the application site would be out of keeping with the local settlement pattern and the development would be incongruous in its setting. The development would result in significant harm to both the character and appearance of the area." This particular proposal is an overdevelopment of the land in question.

Whilst we accept the greater need for 2 and 3 bedroom houses in the area than larger houses we do not agree that there is good access to the village and public transport for families with children and the elderly. They would need to cross a busy A road on a bend with the national speed limit to access the footpath into the village. (Reference 6.2 of the Phase 2 report) For this reason we believe that such smaller houses should be located in the village itself. We disagree with the assertion by Phase 2 that this is a sustainable development.

In the event that this appeal is allowed we request that for the purposes of determining whether the provision of affordable housing or a section 106 contribution is required that this development should be agglomerated with the two developments of 5 and 2 buildings already built/being built by the developer. This is effectively the latest phase in an ongoing development having the same access which was specifically built for the immediately adjacent developments of 5 and 2 large houses.

Signature

Date