

MISTLEY PARISH COUNCIL

Minutes of the Planning Committee Meeting – Thursday 2nd July 2020 – 7.30pm via the Zoom platform



Present:

Councillor B Burton
Councillor J Cambridge (*Chairman of the Committee*)
Councillor G Carter
Councillor J Chaplin
Councillor S Coiley
Councillor R Frost
Councillor F Kent
Councillor P Nutter (*Vice Chairman of the Committee*)
Councillor C Smith
Councillor I Peacock

In Attendance:

Mrs S Clements – Parish Clerk
No Members of the Public were present ??

1. **Welcome and Apologies for Absence** – Apologies for absence were received from ?? Councillor Smith was not present and did not send an apology for absence.
2. **Public Voice** – No Members of the Public were present. ?
3. **Declarations of Interest** – Councillor Cambridge declared a pecuniary interest in item 7.e) as he is the applicants agent.
4. **Minutes of the Previous Planning Committee Meeting** – The Minutes of the Planning Committee Meeting held on 4th June 2020 were received, considered and agreed following the vote. (Signed copy in Minute Book).
5. **Matters Arising/Updates from Previous Minutes** – There were no updates.
6. **The Committee noted Planning Decisions as follows:**
 - a) 20/00561/TPO – 9 Rosewood Park- 4 No Holm Oaks – Pollard Trees 1-3, reduce crown of Tree 4 by 50% - The Committee noted that the LPA has approved this application.
 - b) 20/00091/FUL – 1 Elmdale Drive, Manningtree (cross-boundary) – Proposed single story garden studio – The Committee noted that the LPA has approved this application.
 - c) 20/0538/LUPROP – Land South West of Horsley Cross Roundabout, Clacton Road, Horsley Cross - Certificate of Lawfulness confirming that continued and future development of the site under the following planning permission would be lawful following its lawful implementation. Planning permission dated 4 August 2014, granted under reference 13/00745/OUT, involving “Development of site to provide a new industrial park with up to 28,280 m² of floorspace for B2 and B8

MISTLEY PARISH COUNCIL

uses, a bus depot and 30m high telecommunications mast. All with associated access, landscaping, parking and highway improvements” – The Committee noted that the LPA has granted this Certificate.

- d) 20/00/521/FUL – Mistley Clinic, New Road – Variation of condition 2 of 19/01122/FUL to provide alterations to fenestration layout and additional single storey extension to provide staff rest area which was not included in original application. **The Committee noted that the LPA has approved this application.**

7. Planning Applications/Proposals received from the LPA (Local Planning Authority):

- a) 20/00696/TCA – The Nook, Norman Road – 1 No. Large Gold Fir and 1 No Coloneaster – remove – Following the vote, the Committee recommended that the LPA’s Tree and Landscape Officer makes a decision under the LPA’s scheme of delegation.
- b) 20/00104/DETAIL – Land East of New Road – Approval of Reserved Matters and Clearance of Conditions 1 and 5 of application 17/000041/OUT as approve by appeal (APP/1560/W/17/3176089) for the erection of 67 dwellings together with the formation of an access – Following the vote, the Committee recommended ??
- c) 20/00714/TCA – The Malt House, 7 Erskine Road – 1 No. Multi-stemmed Sycamore – Reduce by 50%. 1 No. Sycamore – Reduce to ground level – Following the vote, the Committee recommended ??
- d) 20/00603/NDPNOT – Dickley Hall, Dickley Hall Chase - (Determination Prior Approval Not Required) – To note that this is Permitted Development.

Councillor Nutter the Vice Chairman of the Committee took the Chair for this item because of Councillor Cambridge (the Chairman’s) pecuniary interest in Minute Number 3 above.

- e) 20/00617/FUL – 30 Middlefield Road – Single storey rear extension, upgrading of existing conservatory and open porch – Following the vote, the Committee recommended ??

Councillor Cambridge returned to Chair the Meeting.

- f) 20/00648/FUL – Crown Building, Former Secret Bunker, Shrubland Road – Variation of conditions 2, 4 and 5 of application 12/00109/FUL, (approved on appeal APP/P1560/A/13/2197833 to amend approved details of dwellings – Following the vote, the Committee recommended ??
- g) 20/0737/FUL – Edme House, High Street – Demolition of buildings in a Conservation Area – Following the vote, the Committee recommended ??
- h) 20/00787/TCA – The Malt House, 7 Erskine Road – 1 No. Robina – Reduce in height Following the vote, the Committee recommended ??

8. Planning Applications received from the LPA after Agenda distributed

- a) 20/00803/TCA – 35 Kiln Lane – 1 No Cordyline – Fell – Following the vote, the Committee recommended that the LPA’s Tree and Landscape Officer makes a decision under the LPA’s scheme of delegation.??
- b) 20/00841/TCA – Parkside House, 39 New Road – 2 Small Sycamores – Fell - Following the vote, the Committee recommended that the LPA’s Tree and Landscape Officer makes a decision under the LPA’s scheme of delegation.??
- c)

9. Public Inquiries, Appeals or Enforcement Matters

- APP/P1560/W/19/3243894 – 19/00978/OUT – Land to the East of New Road – Variation of condition 4 of application 17/00004/OUT (approved at appeal

MISTLEY PARISH COUNCIL

APP/P1560/W/17/3176089 to amend the approved layout – The Committee noted that this will now be dealt with by Written Representations appeal rather than a Hearing procedure.

10. Parish Council Closed Meeting with LPA – Section 106 Developer Agreements with the LPA - 25th June 2020 – 9am – 9.45am -

The Committee discussed the Meeting held with the Deputy Chief Executive Officer and Corporate Director of Place and Economy at the District Council. All Councillors were present apart from Councillor Smith who sent no apology for absence and Councillor Peacock who had technical issues. District and County Councillor C Guglielmi was asked to join the Meeting by the District Council Officer. The main purpose that the Meeting was requested by the Parish Council was its concerns about Section 106 Developer Agreements with the LPA and the Parish Council's role in this regard and the adverse effect currently on Mistley. The wish list from the Parish Council relating to contributions was discussed, where the Council has drafted these details. Other Section 106 expenditure relating to Essex County Council contributions for highways, education and other infrastructure was noted. Viability Assessments between the LPA and Developers was discussed along with the Planning Inspectorate/Appeals and the challenges involved in this process. The Council noted that the emerging Joint Local Development Plan is awaiting the Planning Inspector's modifications and subsequent approval and that another Sustainability Assessment will be prepared by the LPA which will go out for a 6 weeks consultation process, with more updates in September/October 2020 about the emerging Local Plan. The Housing/Land Supply 5 years figure was discussed and speculative developers. Discussions ensued about ongoing development in Mistley – where planning consent has been granted after going to Appeal, including the bungalows and Land South of Harwich Road and the Secret Bunker land and dwellings being erected on this site at Shrubland Road. The Section 106 Developer Agreement directly with the Parish Council was noted where the LPA Officer offered to support the Parish Council through this process. The Council expressed its disappointment and concerns that the Section 106 process and wish list had not previously been communicated, even though the Council had raised its concerns about over-development in the Village on many occasions. The Council accepted that the LPA has the expertise to deal with Section 106 Developer Agreements directly with Developers, given that it employs a Solicitor, Town Planners etc.

11. Date of Next Planning Committee Meeting – Thursday 6th August 2020 – 7.30pm – Via the Zoom platform.

There being no further business the Meeting closed at ??pm.

Signed

Chairman

Date