

MISTLEY PARISH COUNCIL



Minutes of the Planning Committee Meeting – Thursday 3rd September 2020 – 7.30pm via the Zoom platform

Present:

Councillor J Cambridge (*Chairman of the Committee*)
Councillor G Carter
Councillor J Chaplin
Councillor S Coiley
Councillor C Howell (*from Minute Number 5*)
Councillor P Nutter (*Vice Chairman of the Committee*)

In Attendance:

Mrs S Clements – Parish Clerk
District Councillor Coley
No Members of the Public were present

1. **Welcome and Apologies for Absence** – Apologies for absence were received and accepted from Councillor Burton (family), Frost (family illness), Kent (family) and Peacock (technical issues) and District and also County Councillor C Guglielmi and District Councillor V Guglielmi. 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** – There were none.
4. **Minutes of the Previous Planning Committee Meeting** – The Minutes of the Planning Committee Meeting held on the 6th August 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) 11/00532/OUT – Land off Trinity Road, Trinity Road – Erection of up to 65 dwellings – The Committee noted that the LPA has refused this application.
 - b) 20/00931/AGRIC – Dovehouse Farm, Heath Road – Proposed general purpose grain store – The Committee noted that the LPA has approved/noted this application which is for information only.
 - c) 20/00841/TCA – Parkside House, 39 New Road – 2 Small Sycamores – Fell – The Committee noted that the LPA has approved this application.
 - d) 20/00867/TCA – Woodside, School Lane – 1 Scots Pine – Remove dead branches and 3 lower branches. 1 Goat Willow – Pollard. 1 Ash – Remove – The Committee noted that the LPA has approved this application.
 - e) 20/00877/TPO – 9 Rosewood Park – 1 Holm Oak – Reduce crown by up to 30% - The Committee noted that the LPA has approved this application.
 - f) 20/00915/TCA – 21 Malthouse Road – 1 Sycamore – Fell – The Committee noted that the LPA has approved this application.

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- g) 20/00923/TCA - Eastwood, School Lane, Mistley – Mixed hedge and small trees – reduce to 12ft in height and trim all sides – The Committee noted that the LPA has approved this application.
- h) 20/00992/TPO – 1 Denman Cottages, California Road – 1 No. Ash – Remove – The Committee noted that the LPA has approved this tree application.

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

- a) 20/00777/LBC – 8 High Street – Proposed addition of fencing to existing boundary wall, bringing height to 180cm – Following the vote, the Committee recommended approval. (Proposed by Councillor Cambridge and seconded by Councillor Coiley).
- b) 20/01026/FUL – Mistley Manor, 2 Long Road – Proposed extension to workshop store to provide Pandemic accommodation – Following the vote, the Committee recommended approval. (Proposed by Councillor Cambridge and seconded by Councillor Coiley).
- c) 20/01080/TCA – 31 Oxford Road – 1 Eucalyptus – Remove – Following the vote, Committee recommended that the LPA's Tree and Landscape Officer makes a decision under the LPA's scheme of delegation. The Committee would like to see a replacement native species as recommended by the Tree and Landscape Officer. (Proposed by Councillor Cambridge and seconded by Councillor Coiley).

8. Planning Applications received from the LPA after Agenda distributed

- a) 20/01051/FUL – The Wagon, New Road – Proposed single storey front porch extension – Following the vote, the Committee recommended approval. (Proposed by Councillor Nutter and seconded by Councillor Howell).

9. Public Inquiries, Appeals or Enforcement Matters – The Committee received and

noted the correspondence received from District Councillor Coley. It noted that Tendring Farms Ltd. has secured planning consent on appeal to build 485 dwellings on land at the rear of Mistley Manor between Long Road and Clacton Road with the reserved matters for the next phase (185 dwellings) to be submitted. The Committee noted the District Councillors for the area and their objectives to start a dialogue with the developer about measures to reduce carbon emissions to include Electric Vehicle Rapid Charging, emissions management, Superfast Broadband, a Tree Planting scheme and Recreational and Play Space. The Committee considered however, that it would wish to add to this and would like to see the following considerations: Affordable dwellings should be part of the scheme (including via the Lawford Housing Trust), there should be "Pepper-potting"/spacing of the affordable dwellings, with regard to the junction design at Clacton Road, a second entrance is needed for Long Road because of how dangerous and busy this junction is currently and with more dwellings the situation will only become more dangerous, appropriate bus stops on the site will need some consideration and also a new path on the site of Clacton Road, the Section 106 Developer Agreement with the LPA needs to be considered, including public open and play spaces and what contribution will be offered to Mistley, any flats on the site should be no more than 2 storeys high and some accommodation for retail units should be allowed to facilitate a service such as a convenience store.

10. Section 106 Developer Agreements with the LPA – The Committee received and

considered the final draft list. It was agreed that any further suggestions for additions to the list should be sent to the Clerk before the end of play on the 4th September 2020. The list will then be sent to the LPA. (It was also agreed to add the request for a dog bin at Green Lane at the end of the park to the next Parish Council agenda).

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11. Trees

- a) Oak Tree – Furze Hill Wood – Tree Conservation Area (TCA) – The Committee noted that the dangerous, dead Oak Tree in Furze Hill Wood (owned and managed by the Parish Council), needs some attention. The dead tree is sloping and is near to a path in the Wood and also near to the WW1 Huts which are currently being renovated by volunteers. Work is needed to cut around 40/50 foot from the top of the Oak to make it more stable. Four quotations have been obtained by four tree surgeons/companies. The Committee noted that the Tree and Landscape Officer from the LPA has visited the site and inspected the tree. The Officer has confirmed that a TCA planning application is not necessary given the urgency of this work and that 5 days notice would need to be given to the LPA about the tree works. The surgeons are recommending that two thirds of the tree are taken down and some of the tree remains to encourage biodiversity, wildlife etc. Quotations ranged from £595 to £3,000. Following the vote, it was agreed to ask Dedham Vale Tree Surgery to undertake the safety work. Dedham Vale Tree Surgery offered the most competitive price, the most inclusive report and the Council's Acting Tree Warden who met on site with all the tree surgeons considered this company to be knowledgeable, fair and professional. (Proposed by Councillor Coiley and seconded by Councillor Howell).
- b) Charter & Forestry Commission Tree Application - The Council noted the Council is now a free of charge member of the Tree Charter and that the application has been agreed for tree donations. Delivery of 105 native species – medium sized will be delivered by recorded delivery in November 2020. Various sites were suggested including the new playing field, the Welcome Home field, Furze Hill Wood, new and proposed development, for example, at New Road/Long Road and Clacton Road. The Essex County Council tree scheme with 350,000 trees to be distributed was noted, where Tendring District Council has put a bid in for trees around the district. Following the vote, it was agreed that further thought will be given to various sites, together with consideration of a community tree planting initiative perhaps for children who are born in Mistley to adopt a tree.
- c) Silver Birch Tree – Following the previous Parish Council agreement this sapling as gifted by HM The Queen via District Councillor Coley will be planted at the Welcome Home field. It was agreed that Councillors Howell and Nutter will again meet on site to establish the precise position and that a socially distanced Tree Planting ceremony will be held on Saturday 17th October 2020 following the community Litter Picking event on the same day. The occasion will be publicised and a letter will be sent to HM The Queen to thank her for this kind donation. It was noted that Councillor Howell has sought free of charge professional advice and that October is the best time to plant, but as this sapling has been in a pot for some time now, that more watering will be needed. A volunteer rota will be set up for watering this once it has been planted.

12. ACV (Assets of Community Value) – Following a discussion the Committee (with its delegated powers), considered and agreed following the vote to apply for an ACV application on the Anchor Inn. (Proposed by Councillor Coiley and seconded by Councillor Nutter – all in favour apart from one abstention).

13. Date of Next Planning Committee Meeting – Thursday 1st October 2020 – 7.30pm
– Via the Zoom platform.

There being no further business the Meeting closed at 8.55pm.

Signed

Chairman

Date