

MISTLEY PARISH COUNCIL

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



Present:

Councillor J Cambridge (*Chairman of the Committee*)

Councillor G Carter

Councillor J Chaplin

Councillor P Nutter (*Vice Chairman of the Committee*)

Councillor I Peacock

In Attendance:

Mrs S Clements – Parish Clerk

District Councillor A Coley

Three Representatives on behalf of Hopkins's Homes

The Meeting was recorded. The Parish Council complies fully with the GDPR.

1. **Welcome and Apologies for Absence** – Apologies for absence were received from Councillor Coiley. Councillors Frost, Howell, Kent and Smith were not present and did not send an apology for absence.
2. **Hopkin's Homes** – The Chairman of the Committee reminded the Meeting that the Parish Council and the LPA (Local Planning Authority) opposed the application and the additional 100 dwellings, primarily on the grounds of infrastructure issues, where the Parish Council and District Councillor Members spoke against this application at the Public Inquiry. The stance and views opposing this development have not changed. The Committee received a presentation regarding the reserved matters and the Section 106 developer legal agreement and obligations regarding the planning application for 100 dwellings. Following various questions posed to the developer's representatives, the Committee noted the £1m Essex County Council contributions towards education, to include Mistley Primary School and Manningtree High School. The Committee queried the relevance of the Early Years contribution ear-marked for Little Bentley – which is some distance from Mistley and noted that this is likely to change because of the changes to ward boundaries. The NHS contribution of £34,000 towards the Riverside Clinic, 30% affordable dwellings and play equipment comprising of up to 5 pieces of equipment were noted. Screening and the type of trees needed, including at the rear side of Essex Way was discussed where the Committee consider that the trees need to be mature. Renewable energy was discussed and sustainable heating sources, where it was noted that each dwelling will have an electrical charging point in place before the dwellings are occupied. This application will be considered by the LPA's Planning Committee as opposed to by a delegated Officer decision under the LPA's scheme of delegation.
3. **Public Voice** – No Members of the Public were present.
4. **Declarations of Interest** – There were no declarations of interest.

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5. **Minutes of the Previous Planning Committee Meeting** – The Minutes of the Planning Committee Meeting held on the 5th November 2020 were received, considered and agreed following the vote. (Proposed by Councillor Nutter and seconded by Councillor Chaplin). (Signed copy in Minute Book).
6. **Matters Arising/Updates from Previous Minutes** – Land behind New Road – Change of Conditions – reduction of splay - The Committee noted that District Councillor Members have asked for this application to be “called-in” and dealt with by the LPA’s Planning Committee.
7. **The Committee noted Planning Decisions as follows:**
 - a) 20/01154/FUL – 6 Barley Close – Single storey rear extension – The Committee noted that the LPA has approved this.
 - b) 20/01309/TCA – Port View, 21 New Road – 1 Beech Re-Pollard back to previous points – The Committee noted that the LPA has approved this.
 - c) 20/01310/TCA – Red House, 31 New Road – 1 Smoke Bush Tree – reduce crown by 1-1.5m. 1 Pear – remove deadwood and reduce top by up to 2m. Section off Cherry branches above. Pear – reduce by 1.5m. 1 Damson – prune top and selective side branches – The Committee noted that the LPA has approved this.
 - d) 19/01706/OUT – Land South West of Horley Cross Roundabout, Clacton Road – Outline planning application for employment development comprising phase 1 for 15,350 sqm of B2 development rising to a maximum building height of 21.7m and phase 2 for up to 18,117 sqm of B1c, B2 and B8 uses, rising to a maximum building height of 12m together with associated parking and drainage pond -The Committee noted that the LPA has approved this.
 - e) 20/01265/ADV – Land East of New Road –Proposed aluminium frame “Welcome” monolith sign and “Coming Soon” stack sign – The Committee noted that the LPA has approved this.
 - f) 20/01474/NMA – Mistley Clinic, New Road – Non-material Amendment – to approval application 20/0052/FUL to allow relocation of proposed front entrance porch - The Committee noted that the LPA has approved this.
8. **Planning Applications/Proposals received from the LPA (Local Planning Authority):**
 - a) 20/01565/TCA – Mistley Cricket Club, New Road – 3 No Common Lime – reduce by approx. 40% and crown lift to 6m, 1 No. Common Ash – fell multiple trunks and prevent regrowth, 1 No Common Lime – fell, 2 No English Oak – reduce by approx. 40% and crown lift to 6m, 1 No Common Ash – reduce by approx.. 40% and crown lift to 6m, and 1 No Silver Birch – reduce crown by approx. 25% - Following the vote, (proposed by Councillor Cambridge and seconded by Councillor Nutter), it was agreed to recommend that the Tree and Landscape Officer of the LPA makes a decision under the LPA’s scheme of delegation.
 - b) 20/01180/FUL – 9 Brunswick Gardens – Proposed installation of upvc conservatory to rear of bungalow – Following the vote, (proposed by Councillor Cambridge and seconded by Councillor Nutter), approval was recommended.
 - c) 20/01429/DETAIL – Land South of Harwich Road – Reserved matters application for the erection of up to 100 dwellings with associated vehicular access, landscaping, open space, car parking and pedestrian links. (See Minute Number 2 above). The Council noted the detail where the application was agreed at Public Inquiry. Given this outcome, all that the Committee can do now is to endeavour to work with the developers to achieve as much as it practicably can out of the scheme for the benefit of the Village and the local community, i.e. from the Section 106 Developer Agreement and the reserved matters.

