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.

- 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. <u>Hopkin's Homes</u> 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 gueried 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) <u>20/01309/TCA Port View, 21 New Road</u> 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) <u>20/01265/ADV Land East of New Road</u> –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. <u>Planning Applications/Proposals received from the LPA (Local Planning Authority):</u>

- 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) <u>20/01180/FUL 9 Brunswick Gardens</u> Proposed installation of upvo 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.

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- d) 20/01484/OUT Land South of Long Road Construction of Medical Centre and Car Parking Following the vote, (proposed by Councillor Cambridge and seconded by Councillor Nutter), refusal was recommended on the grounds of the Green Wedge zone relating to the open area around and between this part of the settlement and the distinction between the countryside and the built up area where this merging should not be permitted, the lack of transport infrastructure, the fact that this application was refused at appeal and there are no significant changes to the scheme which would merit any improvements based on the Planning Inspectorate's decision, the site is inappropriate and would affect the vitality and viability of neighbouring Manningtree and the current medical centre in relation to the business community should the current medical centre not be used.
- e) 20/01568 Acorn Village, Mistley Hall Removal of dead overhanging branches to Clacton Road boundary and removal of 1 o Lime. Lift dead wood from 4 No. trees to rear of Mistley Wood bungalow 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.
- f) 20/01625/TCA Crisp Maltings Group Ltd 1 No Silver Maple remove lower branches overhanging building. 1 No. Horse Chestnut remove dead limbs, approx. 30% of crown. 2 Unknown Species and group remove limbs protruding towards grain storage bins and fallen tree. Mixed Species around boundary remove limbs overhanging and general works 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.

9. Planning Applications received from the LPA after Agenda distributed

- a) 20/01607/TELLIC Water Tower, Clacton Road, Horsley Cross (cross-boundary)

 Proposal to add 1 no. GPS node and add 3 no. additional antennas on the existing structure The Committed noted that this application is for information only.
- g) 20/01663/TCA Seafield House, School Lane 1 No Elm lop, 3 No Silver Birch Saplings remove Following the vote, it was agreed to recommend that the Tree and Landscape Officer of the LPA makes a decision under the LPA's scheme of delegation. (Proposed by Councillor Carter and seconded by Councillor Nutter).
- **10.** <u>Public Inquiries, Appeals or Enforcement Matters –</u> The Committee noted that there were no new updates.
- **11.** <u>Date of Next Planning Committee Meeting</u> Thursday 7th January 2021 7.30pm Via the Zoom platform This Meeting was noted.

There being no further business the Meeting closed at 8.45pm.		
Signed	Chairman	Date