

MISTLEY PARISH COUNCIL

Minutes of the Planning Committee Meeting – Thursday 4th March 2021 – 7.30pm via the Zoom platform



Present:

Councillor J Cambridge (*Chairman of the Committee*)
Councillor G Carter
Councillor J Chaplin
Councillor R Frost
Councillor C Howell
Councillor F Kent
Councillor M Lawry
Councillor P Nutter (*Vice Chairman of the Committee*)

In Attendance:

Mrs S Clements – Parish Clerk
District Councillor Coley
Two Members of the Public

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 (personal commitments) and Councillor Peacock (technical issues).
2. **Public Voice** – One Member of the Public raised her objections to 7 j) and k) relating to the effect on the residential amenity of her property, overlooking, potential issues with extraction, intrusive, security issues and concerns about the screen where the materials are not known. The Committee noted that District Councillor Coiley has asked for these applications to be considered by the District Council's Planning Committee as opposed to an Officer delegated decision.
3. **Declarations of Interest** – There were no declarations of interest.
4. **Minutes of the Previous Planning Committee Meeting** – The Minutes of the Planning Committee Meeting held on the 7th January 2021 were received, considered and agreed following the vote. (Proposed by Councillor Nutter and seconded by Councillor Frost). (Signed copy in Minute Book).
5. **Matters Arising/Updates from Previous Minutes** – There were no new updates.
6. **The Committee noted Planning Decisions as follows:**
 - a) 20/01633/FUL – Mistley Manor, 2 Long Road – Extension to Care Home to create extra space for laundry facilities – The Committee noted that the LPA has approved this application.
 - b) 20/00662/FUL - The Anchor PH, Harwich Road – Change of Use Application from a public house to 2 no. residential units with the associated demolition and removal of single storey attached outbuildings –

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The Committee noted that Councillor Howell attended and spoke on behalf of the Parish Council. The LPA has refused this application.

- c) 20/00648/FUL – Crown Building, Former Secret Bunker, Shrubland Road – Variation of conditions 2, 4, 5, 6 and 16 of application 12/00109/FUL (approved on appeal APP/P1560/A/13/219783) to amend approved details of dwellings and landscaping layout in conjunction with design changes to the required highway improvements - To note that this has been approved on appeal.
- d) 20/01484/OUT – Land South of Long Road – Construction of Medical Centre and Car Parking – The Committee noted that the LPA has refused this application.
- e) 20/00479/DETAIL – Land North of Stourview Avenue – Reserved Matters – application pursuant to outline permission (15/1810/OUT) for new access road, 70 dwellings and associated access – The Committee noted that this application has been approved.

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

- a) 20/01554/FUL – 2 Abbots Hall Cottages, Harwich Road, Horsley Cross – First floor rear extension – Following the vote, the Committee recommended approval. (Proposed by Councillor Frost and seconded by Councillor Lawry).
- b) 21/00009/FUL – The Old School House, Clacton Road, Horsley Cross – Proposed single storey rear extension and garage conversion and new pitched roof. (Resubmission of application 19/01470/FUL) - Following the vote, the Committee recommended approval. (Proposed by Councillor Frost and seconded by Councillor Lawry).
- c) 21/00038/FUL – Lower Park, The Walls – Variation of condition 2 (approved plans), to simplify design approved in 19/00341/FUL) - Following the vote, the Committee recommended approval. (Proposed by Councillor Frost and seconded by Councillor Lawry).
- d) 21/00036/OUT – Land to the East of New Road – Variation of condition 3 (approved plans) of approved planning application 19/01956/OUT to vary the approved access plan (drawing no. 0964-FOI rev. D) - Following the vote, the Committee recommended approval. (Proposed by Councillor Frost and seconded by Councillor Lawry).
- e) 21/00085/FUL – Land North West of Horsley Cross – Proposed change of use from agricultural land to use of land for additional car boot sales - The Committee raised its concerns about the potential highway safety issues and the access ingress issues on this fast and busy road. Essex County Council Highways as statutory consultee should look carefully at the details.
- f) 21/00156/TCA – Albury House, Norman Road – 1 No. Ginko (10 m High 300 dia), Gladitzia (6m High 250 dia) and 1 No Magnolia (5m High and 150 dia) – To fell to combat subsidence damage - Following the vote, the Committee recommended that the Tree and Landscape Officer makes a decision under the LPA's scheme of delegation. (Proposed by Councillor Cambridge and seconded by Councillor Nutter).
- g) 21/00218/LBC – Dolphin House, High Street – Removal of existing window and installation of new opening door with side lights to match adjacent door - Following the vote, the Committee recommended that this application should be referred to the Heritage Team to make a decision under the LPA's scheme of delegation. (Proposed by Councillor Cambridge and seconded by Councillor Frost)
- h) 21/00278/TCA – White Horse House, The Green – 1 No Robina – reduce crown by 1.5-2m and remove all dead wood - Following the vote, the Committee recommended that this application should be referred to the LPA's Tree and Landscape Officer to make a decision under the LPA's scheme of delegation. (Proposed by Councillor Frost and seconded by Councillor Howell).

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- i) 21/00279/TPO – Edme House, High Street – 1 No. Pine – Reduce tip weight no more than 500mm, remove dead wood and remove previous poor pruning - Following the vote, the Committee recommended that this application should be referred to the LPA’s Tree and Landscape Officer to make a decision under the LPA’s scheme of delegation. (Proposed by Councillor Frost and seconded by Councillor Howell).
- j) 21/00040/FUL – Topsi House, High Street – Proposed Change of Use of ground floor from E (g) (l) (office) to E (b) use (scale of food and drink for consumption mostly on premises) - The Committee recommended refusal following the vote. Refusal being on the grounds of the adverse effect that this proposal would have on listed buildings in the Conservation Area, the adverse effect on the residential amenity of other dwellings in this area, increased traffic - including heavy goods vehicles, parking issues, and it was felt that another café is not needed. (Proposed by Councillor Cambridge and seconded by Councillor Frost).
- k) 21/00046/FUL – Topsi House, High Street – Proposed Change of Use of first floor from E (g) (i) to C3 use (Dwelling Apartment) – The Committee recommended refusal following the vote. Refusal being on the grounds of the adverse effect that this proposal would have on listed buildings in the Conservation Area, the adverse effect on the residential amenity of other dwellings in this area, increased traffic - including heavy goods vehicles, parking issues, and it was felt that another café is not needed. (Proposed by Councillor Cambridge and seconded by Councillor Frost).
- l) 21/00213/OUT – Land South of Long Road – Variation of Condition 3 (Approved Plans) of approved planning application 17/0181/OUT). (Approved under appeal APP/P1560/W/193220201) - Following the vote, the Committee recommended that Essex County Council Highways as statutory consultee considers this proposal. (Proposed by Councillor Nutter and seconded by Councillor Carter).
- m) 21/00253/FUL – 3 Elmdale Drive, Manningtree (cross-boundary) – Proposed side extension, rendering and garage conversion - Following the vote, the Committee recommended approval. (Proposed by Councillor Cambridge and seconded by Councillor Frost).

8. Public Inquiries, Appeals or Enforcement Matters

- Appeal Number - APP/P1560/W/20/3259779 - 19/01830/FUL – Land adjacent Lower Park, The Walls – Proposed two dwellings and amended highway access – The Committee noted that this appeal commenced on the 14th January and will be dealt with by written representation. Following the vote, (proposed by Councillor Chaplin and seconded by Councillor Lawry), the Committee agreed to reaffirm its previous response to this planning application and also make mention that this area now falls with the AONB (Area of Outstanding Natural Beauty).

9. Date of Next Planning Committee Meeting – Thursday 1st April 2021 – 7.30pm – Via the Zoom platform – This Meeting was noted.

There being no further business the Meeting closed at 8.20pm.

SignedChairman Date