

# MISTLEY PARISH COUNCIL

## Minutes of the Planning Committee Meeting – Thursday 4th June 2020 – 7.30pm via the Zoom platform



### **Present:**

Councillor B Burton

Councillor J Cambridge (*Chairman of the Committee – From beginning of Minute Number 1*)

Councillor G Carter

Councillor S Coiley

Councillor R Frost

Councillor P Nutter (*Vice Chairman of the Council – From beginning of Minute Number 2*)

### **In Attendance:**

Mrs S Clements – Parish Clerk

No Members of the Public were present

- 1. Nomination of Chairman** – *The current Chairman of the Committee – Councillor Chaplin, took the Chair of this item. It was proposed by Councillor Chaplin, seconded by Councillor Burton and agreed following the vote to nominate Councillor Cambridge as the Chairman of this Committee to serve for the ensuing Council year. The new Chairman – Councillor Cambridge took the Chair for the remainder of the Meeting.*
- 2. Nomination of Vice Chairman** – It was proposed by Councillor Cambridge, seconded by Councillor Burton and agreed following the vote to nominate Councillor Nutter as the Vice Chairman of this Committee to serve for the ensuing Council year.
- 3. Public Voice** – No Members of the Public were present. However, various matters were raised by the Committee following representation from Members of the Public to Councillors outside of this Meeting. These included: The buffer strip of land between Mistley, Lawford and Manningtree at the bottom of Mill Hill and Trinity Road and concerns about any future planning applications/development, Green Lane and the hardcore road, Shrubland Road and speeding vehicles and a request for signage and for Essex Highways to consider making this area for vehicular access only, as currently it is used as a cut through. The Committee noted that some of these issues will be raised by the Parish Council at its Meeting on the 22<sup>nd</sup> June 2020.
- 4. Welcome and Apologies for Absence** – Apologies for absence were received from Councillors Howell (family commitment), Kent (work), and Peacock (technical issues). These were agreed. Councillor Smith was not present and did not offer his apologies for approval.
- 5. Declarations of Interest** – There were no declarations of interest.
- 6. Minutes of the Previous Planning Committee Meeting** – The Minutes of the Planning Committee Meeting held on 14<sup>th</sup> May 2020 were received, considered and agreed following the vote. (Proposed by Councillor Coiley and seconded by Councillor Frost). (Signed copy in Minute Book).

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7. **Matters Arising/Updates from Minutes** – Councillor Cambridge reminded the Committee about the more enhanced comments made under 20/00479/DETAIL – Land North of Stourview Avenue Condition 7 – Details of access road - drawing 10831/RA1 Revision B. These comments were that the junction of the new access road and Stourview Avenue should as a minimum, require a mini-roundabout' to regulate the traffic through the estate. Further, given the age of the Stourview Estate (mid 70's), there is a lack of off-road parking on the estate, leading to congested roads due to parked cars. The additional 70 dwellings, containing in the region of 140 cars performing potentially 300 trips per day and therefore, 600 crossings of the new junction should be further investigated, as this has the potential to cause congestion, certainly as Mistley Norman Primary School is further along Stourview Avenue, as well as the increased potential of accidents. This does not include car journeys by the inhabitants of the existing estate. The effect on the Harwich Road junction needs further investigation. Questions were asked of the LPA - Does Stourview Avenue still satisfy Essex Highways' requirements in terms of size? What will happen at the junction of Stourview Avenue and Harwich Road? Long queues to the exit of the estate and standing traffic waiting to enter are likely if there are parked cars between this junction and the new junction. The additional cars/traffic coupled with the reduction of parked cars within this section of Stourview Avenue and the need for double yellow lines between the junctions' areas will increase the need for parking. Will the new development cater for this? What about affordable housing and where is this information? These should be peppered.
8. **The Committee noted Planning Decisions as follows:**
- a) 20/00393/FUL – 132 Harwich Road – Proposed single storey rear extension – The Committee noted that the LPA has approved this application.
  - b) 20/0233/FUL – 27 Harwich Road – Proposed dropped kerb – The Committee noted that the LPA has approved this application.
  - c) 20/00493/TCA – Kingsbrook, Norman Road – 1 No. Lime – Fell – The Committee noted that the LPA has approved this application.
  - d) 20/00399/FUL – 1 New Road – Variation of condition 2 of approved planning application 18/01696/FUL to simplify roof design and construction – The Committee noted that the LPA has approved this application.
  - e) 20/00440/FUL – 8 Falklands Drive, Manningtree (cross-boundary) – Proposed single storey Edwardian styled conservatory with an authentic looking tiled roof to the rear of the property – The Committee noted that the LPA has approved this application.
  - f) 20/00/532/TPO – 7 Rosewood Park – 2 No. Holm Oaks – Pollard – The Committee noted that the LPA has approved this application.
9. **Planning Applications/Proposals received from the LPA (Local Planning Authority):**
- a) 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 uses, a bus depot and 30m high telecommunications mast. All with associated access, landscaping, parking and highway improvements”. This is for information only. The Committee simply noted the details.
  - b) 20/00521/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 –

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The Committee noted that this condition is simply a different window layout and slight alteration. This proposal fills the indent at the rear of the building with the canopy. Following the vote, the Committee recommended approval.

- c) 20/00644/TCA – 84 California Road – 1 No. Conifer – 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.

## **10. Planning Applications received from the LPA after Agenda distributed**

- a) 20/00556/LUPROP – Land South West of Horsley Cross Roundabout, Clacton Road, Horsley Cross – The Application seeks a Certificate of Lawfulness confirming that continued and future development of the site under the following permission would be lawful, following its lawful implementation. Planning Permission dated the 4<sup>th</sup> August 2014 granted under 13/00745/OUT, involving “Development of site to provide a new industrial park with up to 28, 280m<sup>2</sup> of floor space for B2 depot and 30m high telecommunications mast. All with associated access, landscape, parking and highway improvements” – This is for information only. The Committee simply noted the details.

## **11. Public Inquiries, Appeals or Enforcement Matters** – There were no new updates.

## **12. Closed Meeting with LPA** – The Committee noted that the Clerk has again requested a Meeting as no response was received when a Meeting was requested in December 2019. This Meeting has been arranged for Thursday 25<sup>th</sup> June 2020 at 9am via zoom. The full Parish Council is hosting and has invited the Deputy Chief Executive and Corporate Director of Place and Economy from the LPA.

## **13. Date of Next Planning Committee Meeting** – Thursday 2<sup>nd</sup> July 2020 – 7.30pm – Via the Zoom platform.

*There being no further business the Meeting closed at 8.18pm.*

Signed .....

Chairman

Date .....