

MISTLEY PARISH COUNCIL

Minutes of the Planning Committee Meeting - Thursday 5th December 2019 in the Village Hall, Shrubland Road at 7.30pm



Present:

Councillor B Burton
Councillor J Chaplin (*Chairman of the Council*)
Councillor J Cambridge (*Vice Chairman of Committee*)
Councillor G Carter
Councillor P Nutter
Councillor I Peacock

In Attendance:

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

1. **Public Voice** – No Members of the Public were present.
2. **Welcome and Apologies for Absence** – Apologies for absence were received from Councillors Frost, Howell and Kent.
3. **Declarations of Interest** – There were none.
4. **Minutes of the Previous Planning Committee Meeting** – The Minutes of the Planning Committee Meeting held on 7th November 2019 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) 19/01403/FUL – 109 Harwich Road – Single storey and first floor rear extensions with alterations including enclosing porch – The Committee noted that the LPA has approved this application.
 - b) 19/00336/OUT – (Tending Farms Ltd) – Variation of condition 4 of application 17/01537/OUT to change the description of the condition to “The reserved matters shall be in general conforming with the following indicative drawings; Building heights Plan – Drawing No: 001A, Illustrative Masterplan Drawing No; 003A” – The Committee noted that the LPA has refused this variation application.
 - c) 18/00767/OUT – (Rose Builders Properties Ltd) – Land to the North of Stourview Close – Proposed new access road and up to 72 dwellings and associated works – The Committee is pleased to note that the LPA’s Planning Committee has refused this application due to the shortfall of the Section 106 Developer contributions and the lack of infrastructure provision for this large development.
 - d) 19/01639/TCA – 1 Mayflower Mews, New Road – T1 & T2 reduce by 4m. T3 reduce by 5 m. T4 reduce by 5m. T5 reduce by 2m. T6 reduce by 2m. T7 reduce by 4m - The Committee noted that the LPA has approved this application.
19/01649/TCA – 74 California Road – 1 Willow Tree – reduce by 1.5m below previous pollard – The Committee noted that the LPA has approved this application.

MISTLEY PARISH COUNCIL

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

- a) 19/01659/DETAIL – Land adjacent Fairview, Heath Road - Erection of one detached dwelling (Submission of Reserved Matters following grant of planning permission on appeal under reference 17/01124/OUT) – The Committee noted that there are no plans available on the LPA’s website relating to the application under 17/01124/OUT and therefore, the plans under 19/01659/DETAIL must be the only plans in existence and it can therefore, be concluded that no size was given in either the Outline or this Detailed application for the size of the dwelling. Following the vote, the Committee considered that this application should be refused on the grounds that the dwelling is unacceptably cramped and is extremely large given the size of the plot and would be over development of the site. The dwelling will look contrived between the two large adequately sized and spaced dwellings on their own respective large plots. A smaller property would be more suited to this narrow plot as in its current form the three properties will look too close together and therefore, out of place in this semi-rural location. The Committee also referred to the likely adverse affect on the character of the area and residential amenity and street scene, NPPF paragraph 127, PPS1, Policy QL9 (Design of new development) and Policy QL11.
- b) 19/01746/TPO – Crisp Malting Group Limited, Mistley Maltings, School Lane – T9 – Common Alder, remove overhanging lower limbs – Following the vote, the Committee agreed to recommend that a decision is made by the LPA’s Tree Officer and under its scheme of delegation.
- c) 19/01747/TCA – Crisp Malting Group Limited, Mistley Maltings, School Lane – T1 – Common Ash, Fell T2 – Silver Maple, remove deadwood and reduce to 5m. T3 – Common Ash, Fell Grp2 – Silver Birch and Maple, remove overhanging limbs. T6 – Common Ash, remove overhanging limbs - Following the vote, the Committee agreed to recommend that a decision is made by the LPA’s Tree Officer and under its scheme of delegation. However, the Committee and its Volunteer Tree Warden would prefer if trees are not felled if this can be avoided. The Committee is aware of the impact on the access road.
- d) 19/01761/TCA – Appletree House, Barnfield, Manningtree - 1 No Willow Tree – Fell - Following the vote, the Committee agreed to recommend that a decision is made by the LPA’s Tree Officer and under its scheme of delegation.
- e) 19/01774/TCA – Portishead House, The Walls – T1 – Lombardy Poplar – fell. T2 and T3 – Willow – Re-coppice. T4 – Sycamore – Fell - Following the vote, the Committee agreed to recommend that a decision is made by the LPA’s Tree Officer and under its scheme of delegation. However, the Committee and its Volunteer Tree Warden would prefer if trees are not felled if this can be avoided. The Committee has no issues with felling a Sycamore due to health and safety reasons and it notes that the Poplar is dead.
- f) 19/01470/FUL – The Old School House, Clacton Road, Horsley Cross – Proposed two storey and single storey side extensions, single storey rear extension and detached garage – The Planning Committee of the Parish Council is very disappointed that the LPA appears to have ignored the Parish Council’s previous representations relating to 19/01470/OUT as follows: “The Parish Council is not against the idea of a two-storey extension, the current proposals would mean the existing dwelling would be dwarfed by the proposal, as well as having a detrimental affect’ on the street scene, causing more of a terracing affect due to the massing at first floor level. This will not be helped by the proximity of the property to the main road. Further, the aesthetics on the street scene are at best bland, and therefore, the finishes should be revisited to show a juxtaposition between old and new.

MISTLEY PARISH COUNCIL

In summary, the Committee request that a reduction in area of half of the first floor extension is made with improved aesthetics to the street scene elevation. This would be more acceptable and something that the Committee would support". The Committee in considering 19/01470/FUL makes the same comments and observations as under the Outline application and would wish to see the side extension front elevation halved in size.

- g) 19/01706/OUT – Land South West of Horsley Cross Roundabout, Clacton Road, Horsley Cross – 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 building height of 12m, together with associated access, landscaping, parking and drainage pond – The Committee noted this large employment site. Following the vote, approval was recommended, where the Committee would encourage more employment in the area.
- h) 19/01519/LBC – Mistley Station, High Street – Proposed renewal of the electrical and lighting installation – Following the vote, the Committee recommended approval, where it noted that the work is necessary for health and safety reasons.

8. Planning Applications received from the LPA after Agenda distributed

- a) 19/01777/FUL – 2 Jubilee Cottages, Clacton Road – Proposed extension to existing garage – Following the vote, the Committee recommended approval.
- b) 19/01820/TCA – Parkside House, 39 New Road – 1 Large Sycamore – Reduce back to previous points, sever lowest 2ft of Ivy. 2 Small Sycamores and 2 Poplar – Fell - Following the vote, the Committee agreed to recommend that a decision is made by the LPA's Tree Officer and under its scheme of delegation. However, the Committee and its Volunteer Tree Warden would prefer if trees are not felled if this can be avoided. The Committee consider that the Polar should be felled as a very last resort.

9. Public Inquiries, Appeals or Enforcement Matters – There were no new matters to discuss and consider.

10. Tendring District Council/LPA– The Committee discussed and considered the issues encountered, including not receiving information about public inquiries, the incorrect Planning Inspectorate contact details, and refusal by the LPA for the Parish Council to speak for just 3 minutes at the LPA's Planning Committee Meeting in accordance with its Public Speaking Scheme. Following the vote, it was agreed to ask a senior Planning Officer to meet with the Planning Committee for an engagement opportunity.

11. Tendring Heritage Strategy Consultation – The Committee considered this consultation and noted that the deadline for responses is the 3rd January 2020. Following the vote, it was agreed to look at the details outside of Meetings and ask the relevant Officer what the Strategy means in relation to Mistley.

12. Date of Next Planning Committee Meeting – Thursday 9th January 2020 – 7.30pm – Village Hall, Mistley.

There being no further business the Chairman closed the meeting at 9pm.

SignedChairman Date