MISTLEY PARISH COUNCIL

Minutes of the Planning Committee Meeting - Thursday 9th January 2020 in the Village Hall, Shrubland Road at 7.30pm



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

In Attendance: Mrs S Clements – Parish Clerk District Councillor A Coley.

> 1. Public Voice - District Councillor Coley spoke about application numbered 19/00336/OUT which was submitted by Tendring Farms Ltd for a new GP Surgery in Mistley. This applicant has submitted a total of nine separate applications together with various appeal applications concerning the land located at Long Road / Clacton Road in Mistley. The initial planning application was to build 300 homes on the Long Road/Clacton Road site which was approved on appeal in 2015. A subsequent application was submitted to increase the number of dwellings on this site to 485. This application was refused by the Local Planning Authority (LPA) and was appealed. The result of that appeal was announced on the 23rd December 2019 where the appeal was allowed. The current application to build a proposed 'Super Surgery' was submitted to the LPA and then refused by Planning Officers under the LPA's scheme of delegation. It was proposed that this new facility would replace the Riverside Health Centre in Manningtree. District Councillor Coley provided an update regarding a Meeting that he had attended on the 16th December 2019 with our other District Councillors and our County Councillor with the developer's agents and the current Practice Manager and one of the local GP's. Our District and County Councillors consider that although they would support an improved facility, that alternative sites should be explored perhaps in the Station Road, Manningtree area. (The applicant has appealed the LPA's decision).

A full and detailed discussion took place. It was considered that the "Green Gap" should be retained and protected, that any new surgery should ideally be in Manningtree, it should have adequate transport routes and be on a regular bus route, it should be near to the chemist/pharmacy, bank, library and local shops, that adequate parking provision should be met, it should be within a walking distance from the main shopping area, and that the Mistley Manor site is inappropriate as it is not sufficiently central for its users.

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- 2. <u>Welcome and Apologies for Absence</u> Apologies for absence were received from Councillors Frost, Howell and Kent.
- 3. <u>Declarations of Interest</u> There were none.
- Minutes of the Previous Planning Committee Meeting The Minutes of the Planning Committee Meeting held on 5th December 2019 were received, considered and agreed following the vote. (Signed copy in Minute Book).
- 5. <u>Matters Arising/Updates from Previous Minutes</u> <u>Minute Number 7 –</u> <u>19/1470/FUL</u>– The Committee expressed its disappointed that the Local Planning Authority (LPA) appears to have ignored the Parish Council's views and observations relating to this application, which has been approved by the LPA.
- 6. <u>The Committee noted Planning Decisions as follows:</u>
 - a) <u>19/01651/TPO 11 Rosewood Park</u> T1 Holm Oak Re-pollard to previous The Committee noted that the LPA has <u>approved</u> this application.
 - b) <u>19/01746/TPO Crisp Malting Group Limited, Mistley Maltings, School Lane</u> T9 – Common Alder, remove overhanging lower limbs – The Committee noted that the LPA has <u>approved</u> this application.
 - c) <u>19/01747/TCA Crisp Malting Group Limited, Mistley Maltings, School Lane</u> 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 The Committee noted that the LPA has <u>approved</u> this application.
 - d) <u>19/01470/FUL The Old School House, Clacton Road, Horsley Cross</u> Proposed two storey and single storey side extensions, single storey rear extension and detached garage – The Committee noted that the LPA has <u>approved</u> this application
 - e) <u>19/01449/FUL 102 Harwich Road</u> Proposed single storey rear extension and alterations The Committee noted that the LPA has <u>approved</u> this application.
 - f) <u>19/01761/TCA</u> <u>Appletree House, Barnfield, Manningtree</u> 1 No Willow Tree Fell – The Committee noted that the LPA has <u>approved</u> this application.
 - g) <u>19/01774/TCA</u> Portishead House, The Walls T1 Lombardy Poplar fell. T2 and T3 – Willow – Re-coppice. T4 – Sycamore – Fell – The Committee noted that the LPA has <u>approved</u> this application.
 - h) <u>19/01630/FUL 16 Barley Close</u> Erection of single storey rear extension The Committee noted that the LPA has <u>approved</u> this application.
 - i) <u>19/01820/TCA</u> <u>Parkside House</u>, <u>39 New Road</u> 1 large Sycamore reduce back to previous points, sever lowest 2ft of Ivy. 2 small Sycamores and 1 Poplar – Fell – The Committee noted that the LPA has <u>approved</u> this application.
- 7. <u>Planning Applications/Proposals received from the LPA (Local Planning Authority)</u>:
 - a) <u>19/01853/TCA Oxford Place, 41 Oxford Road</u> 1 No Pear Tree remove branch overhanging adjacent property Following the vote, the Committee recommended approval of this application.
 - b) <u>19/01830/FUL Land adjacent Lower Park, The Walls</u> Proposed two dwellings and amended highway access - Following the vote, the Committee consider that this application should be refused. Refusal being on the grounds that the proposal will have an adverse affect on the character of the area and the local amenity, and the proposed development would not be sustainable.

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- c) <u>19/01860/FUL Kelly's Farm, Clacton Road, Horsley Cross, Manningtree</u> Farm Meeting Room and Welfare Facilities Following the vote, the Committee recommended approval of this cross-boundary application.
- d) <u>19/01597/FUL Water Works, Clacton Road, Horsley Cross</u> Proposed new building to house dosing and monitoring equipment, construction of a new delivery area and erection of a small access kiosk – Following the vote, the Committee recommended approval.
- e) <u>19/01875/FUL 18 Barley Close</u> Proposed single storey rear extension Following the vote, the Committee recommended approval.
- f) <u>19/01942/TCA Mistley Marine, Anchor Lane</u> Fell two trees, G5, 3 Common Holly – Fell two trees – Following the vote, the Committee recommended refusal due to a lack of information about why it is proposed to fell the trees, where felling should be the very last resort.
- g) <u>19/01943/TPO Mistley Marine, Anchor Lane</u> T17 and T18 Crown reduce north eastern aspect and linear root prune. W2, Sycamore, Silver Birch, Blackthorn, Oak and Hawthorn – Fell western most trees and crown reduce southern trees. W2, 2 Silver Birch – Linear root prune. W2, 2 Sycamore – Fell W1, Oak, Hawthorn and Sycamore – Fell one tree – Following the vote, the Committee recommended that this proposal be refused as there appears to be no valid reason to remove the trees.
- h) <u>20/00011/TCA Land Adjacent Dairy House, Cottage Green Lane</u> T1-T8 and G1-G8 – Fell and Replace - Following the vote, the Committee recommended that this application be refused as the current trees are mature and any newly planted replacement saplings will take many years to mature to the same size as the current trees.

8. Planning Applications received from the LPA after Agenda distributed

9. Public Inquiries, Appeals or Enforcement Matters

- <u>APP/P1560/W/19/3238064 Land South of Harwich Road 18/01994/OUT –</u> Outline planning application for the erection of up to 100 dwellings with associated vehicular access, landscaping, open space, car parking and pedestrian links – Hopkins Homes – The Committee noted that the Public Inquiry into the appeal will take place on the **28th January 2020** at 10am in the Council Chamber, Weeley Council Offices. (Arrival at 9.30/9.45am). Councillor Cambridge kindly agreed to attend on behalf of the Committee/Parish Council.
- b) <u>19/00336/OUT Tendring Farms Ltd new GP Surgery in Mistley The</u> Committee considered Minute Number 1 above under Public Voice. Following the vote, it was agreed that the "Green Gap" should be retained and protected, that any new surgery should ideally be in Manningtree, it should have adequate transport routes and be on a regular bus route, it should be near to the chemist/pharmacy, bank, library and local shops, that adequate parking provision should be met, it should be within a walking distance from the main shopping area, and that the Mistley Manor site is inappropriate as it is not sufficiently central for its users.
- Date of Next Planning Committee Meeting Thursday 6th February 2020 7.30pm – Village Hall, Mistley.

There being no further business the Chairman closed the meeting at 9.30pm.

Signed Date