

MISTLEY PARISH COUNCIL



Minutes of the Planning Committee Meeting held on Thursday 21st March 2019 in the Village Hall, Shrubland Road at 7.30pm

Present: Councillors: Birch – (Vice Chairman), Burton, Carter, Chaplin and Peacock.

In Attendance:

Mrs Susan Clements – Parish Clerk

Mr Andrew Lee – Assistant Temporary Clerk

Two members of the Public were present.

1. **Public Voice** – Two Members of the Public raised their respective concerns in relation to 19/00289/FUL – Park Lodge, New Road – Erection of four dwellings – Objections to this proposal included; the adverse impact on the Grade II listed building, wall and summer house which back onto the proposed site, noise and vibrations which may have an adverse affect on the listed buildings, highway concerns, potential parking issues, loss of light and amenity to existing neighbouring dwellings, inappropriate within the conservation area, the proposal is outside of the village envelope, and wildlife concerns.

In his absence and capacity as a Member of the Public, Councillor Rayner made comments and observations as follows:

- a) 19/00289/FUL – Park Lodge, New Road – Erection of four dwellings – The LPA (Local Planning Authority) has already consented to 67 dwellings to the rear of this property. If the Parish Council recommends refusal of this particular proposal, then the District Councillors should be asked to “call it in” so that the LPA’s Planning Committee makes a decision, as opposed to a decision delegated to an Officer. If the LPA agrees to the application, then car parking provision should be above the Essex County Council standard, e.g. a minimum of three spaces per property, so that there is no parking in New Road. The issue of access to properties for litter collection and also for wheelie bin storage near to the road needs to be addressed.
 - b) 19/00303/FUL – Morschach, 52 New Road – Erection of 8 No. apartments and alterations to No. 52 New Road, together with access and ancillary works - The Committee noted Councillor Rayner’s view that this application needs to be strongly resisted as before and that the Parish Council is asked to reiterate its previous comments and observations, i.e. that the proposal is outside of the Village envelope; it is over-development; issues with onsite parking; overlooking playground and historic Welcome Home Field; issue of egress onto New Road as there is a bend with vehicles travelling at speed (no traffic speed survey) submitted and also current levels of on road parking restricts vision for the numbers of vehicles (including service vehicles), coming from 8 properties. Also it is not clear if there is any provision for wheelie bins storage near to the road. If the Parish Council recommends refusal, then it is suggested that the District Councillors be asked to “call in” this proposal.
 - c) 19/00328/FUL – Acacia, 19 New Road - Proposed demolition of existing single storey extension and addition of new part single and part two storey rear extension – The property is the other half of a semi and the other half has had permission for a similar rear extension. The extension would not be visible from the road and would tidy up the property.
2. **Welcome and Apologies for Absence** – Apologies for absence were received from Councillors Fairhall, Howell, Kent and Rayner. In the absence of the Chairman of the Committee, the Vice Chairman – Councillor Birch chaired the Meeting.

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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 28th February 2019 were received, considered, (proposed by Councillor Peacock, seconded by Councillor Burton and agreed following the vote). (Signed copy in Minute Book).
5. **Matters Arising/Updates from Previous Minutes** – There were no matters arising or updates.
6. **To note Planning Decisions/Appeals and agree any matters:**
 - a) 19/00171/TPO – 1 Rosewood Park – 2 No Holm Oaks, reduce back to previous cutting points – The LPA has Approved this proposal.
 - b) 19/00/00175/TCA – Oxford House, 1 Oxford Road – 1 No. Lawsons Cypress – reduce by 3m, 1 No. Sycamore – Remove – The LPA has Approved this proposal.
 - c) 19/00210/TPO – 5 High Street – Proposed new windows – The LPA has Approved this proposal.
 - d) 19/00/252/TCA – 35 California Road – 1 No. Fig – Remove and grind stump. 1 No. Pittosporum – Remove and grind stump. 1 No. Bay Tree – Reduce – The LPA has Approved this proposal.
7. **Planning Applications/Proposals received from the LPA (Local Planning Authority):**
 - a) 19/00289/FUL – Park Lodge, New Road – Erection of four dwellings – Following the vote, (proposed by Councillor Burton, seconded by Councillor Chaplin and refusal agreed unanimously) that the Committee consider that this application should be Refused on the grounds of it constituting over-development of the site, loss of amenity to neighbouring properties, the scale and design are not sympathetic and does not enhance the conservation area, the adverse impact on the Grade II listed property in this area, the loss of light and amenity to neighbouring dwellings, highway and parking concerns, (including insufficient access for emergency vehicles), the area is outside of the village envelope and constitutes back-land development. The application should be “called in” and considered by the LPA’s Planning Committee.
 - b) 19/00300/LBC – 6 The Green – Replacement of front door – Following the vote, the Committee made No Comment, as it felt the Conservation Officer should be given delegated powers on this proposal to the listed dwelling.
 - c) 19/00303/FUL – Morschach, 52 New Road – Erection of 8 No. apartments and alterations to No. 52 New Road, together with access and ancillary works – Following the vote, the Committee wished to reiterate its previous observations that this proposal should be refused. The proposal is outside of the Village envelope, it is over-development, there are issues with onsite parking, there would be overlooking the playground and the historic Welcome Home Field, the issue of the egress onto New Road as there is a bend with vehicles travelling at speed and (no traffic speed survey) was submitted and also current levels of on road parking restricts vision for the numbers of vehicles (including service vehicles), coming from 8 properties. There are no changes or improvements to this scheme which would change the Parish Council’s view for this particular proposal. The application should be “called in” and considered by the LPA’s Planning Committee.
 - d) 19/00328/FUL – Acacias, 19 New Road – Proposed demolition of existing single storey extension and addition of new part single and part two storey rear extension – Following the vote, the Committee considered that the application should be Approved provided the red brick is retained as the application and plans indicate.
 - e) 19/00336/OUT – Tendring Farm Ltd – Land south of Long Road - Variation of condition 4 of application 17/01537/OUT to change the description of the condition to “The reserved matters shall be in general conformity with the following indicative drawings: Building Heights Plan – Drawing No: 001A, Illustrative Master-plan – Drawing No: PL17006/04A and Landscape Plan – Drawing No: 003A” – Following the vote, the Committee resolved that it cannot make an informed recommendation at the current time due to insufficient information and detail being submitted to it.

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- f) 19/00/382/TCA – Lower Park, The Walls – 1 No. English Oak – crown raise to 3m and reduce overhanging neighbouring property, 1 No. English Oak – crown raise by 5m, 1 No. English Oak – reduce crown by 3m and overhanging wires, 1 No Chestnut – reduce 1m from wires, 1 No. Lime – crown raise to 6m, 1 No. Chestnut – crown raise to 4m, 1 No Leylandii – remove, 1 No. Leylandii – reduce height by 5m – Following the vote, the Committee considered that the application should be referred to the LPA’s Tree expert Officer and that the LPA should make the timeframes within the bird/wildlife nesting season clear to the applicant.
- g) 19/00/384/TCA – 3 Erskine Road – 1 No. Leylandii – trim top and face on both sides, 1 No. Thuja Hedge – trim top and face on both sides, 1 No. Silver Birch – reduce crown and strop ivy – Following the vote, the Committee considered that the application should be referred to the LPA’s Tree expert Officer and that the LPA should make the timeframes within the bird/wildlife nesting season clear to the applicant.
8. **Planning Applications** - The following applications were received and considered after the agenda was distributed:
- a) 19/00341- Lower Park, The Walls – New detached out-building, extensions, alterations and re-modelling of existing two-storey dwelling (following demolition of existing single storey extensions) utilising existing vehicular access – Following the vote, the Committee considered that it would make No Comment.
- b) 19/00437/TCA – 2 Millers Reach – Large Laurel Bush and Sycamore tree stump – Remove –Following the vote, the Committee considered that the application should be referred to the LPA’s Tree expert Officer and that the LPA should make the timeframes within the bird/wildlife nesting season clear to the applicant.
9. **Terms of Reference** – Following the vote the Committee considered and agreed the change relating to the Quorum.
10. **Copy Letters of Objection** - The Committee received and noted the copy emails/letters of objection received from local residents relating to 19/00289/FUL – Park Lodge, New Road – Erection of four dwellings.
11. **Tree Warden** – Following the vote, the Committee was delighted to welcome Mr Sam Chamberlin as the new Volunteer Tree Warden for the Parish, who has kindly agreed to assist with tree planning applications and TPO (Tree Preservation Orders) and TCA (Trees in the Conservation Area).
12. **Date of Next Planning Committee Meeting** – Thursday 18th April 2019 – 7.30pm – Village Hall, Mistley.

There being no further business the Chairman closed the meeting at 8.35pm.

Signed

Chairman

Date