

MISTLEY PARISH COUNCIL

Unapproved



Minutes of the Planning Committee Meeting held on Thursday 22 February 2018 in the Village Hall, Shrubland Road at 19:00

Present Cllrs. Birch, Burton, Carter, Chaplin, Fairhall, Peacock and Rayner. Mr. A. Lee (Clerk). There were no members of the public present.

1. Apologies for absence

Apologies were received from Cllrs. French, Howell and Kent.

2. Minutes of the previous Planning Committee

The minutes of the meeting held on 25 January 2018, having been circulated previously, were approved unanimously and signed by the Chairman.

3. Declarations of Interest

Cllr. Fairhall declared a non-pecuniary interest in item 6. (b) (related to applicant).

4. Matters arising from previous minutes

There were none.

5. Considered the following Planning Applications:

- (a) **17/01181/OUT** – Outline application with all matters reserved, other than strategic access points onto the public highway, for the erection of up to 500 dwellings, up to 2 hectares of employment land (A2 (financial and professional services) / A3 (restaurants and cafes) / B1 (business) / B2 (general industrial) / B8 (storage or distribution) / D1 (non-residential institutions) uses), with associated public open space and infrastructure at land to the south of Long Road and to the west of Clacton Road.

Consideration of this planning application had been deferred from the previous meeting held on 25 January 2018 in order to allow Councillors time to examine the key documents. Following a discussion, the Chairman proposed objecting to this planning application, which was agreed unanimously. – **Objection** – for the following reasons: (1) the increase in the number of dwellings is excessive and unnecessary and unsustainable as Tendring District Council has identified 6.2 years of housing land supply. (2) Increasing the number of houses from 300 to 500 would exacerbate the effect of creating a distinct settlement about the size of Manningtree. (3) Three-storey buildings in this part of the parish would be an eyesore and would have a significant negative visual impact particularly from the Clacton Road. (4) The central area of the site around the proposed green would have a high density of between 35 to 40 houses per hectare which is abnormal for a rural urban settlement. (5) Concern about the number and area size of the proposed attenuation ponds to be created and sited along the boundary with Clacton Road which had potential safety issues and flooding of Clacton Road. With no natural drainage these would become stagnant and give rise to insects and vermin. (6) Concern about the proposed access to and from the employment land

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from Dead Lane, which would result in Satellite Navigation systems directing vehicles along the remaining narrow lane in order to get to Bromley Road and Cox's Hill. Despite the developer's comments Dead Lane is well used by cyclists. (7) Concern that the traffic study was dated from 2014 and that there had been no additional studies since then. In particular, there was no mention of the severe impact of additional traffic on Trinity Road and Brook Street, or the effect of traffic turning right into the estate from Long Road and Clacton Road. (8) The environmental impact from the increase from 300 to 500 houses would be significant. A development of this magnitude would not be sustainable without including retail units so households would need to drive to the shops in Manningtree. (9) There is insufficient provision for off-road parking.

Action: Clerk

- (b) **18/00148/LBC** – Retention of new sliding sash windows at Anchor House 1A High Street – **No Comment** **Action: Clerk**

- (c) **18/00166/TCA** – 1 No. Silver Birch – 30 % reduction; 1 No. Cherry – 25% reduction; and 1 No. Sycamore – 40% reduction at The Rectory, 21 Malthouse Road – **No Comment – defer to Tree Officer** **Action: Clerk**

- (d) **18/00191/TCA** – T1, T2, T3, T4 – Acer Pseudoplatanus – pollard to reduce shading at Juniper House, New Road – **No Comment – defer to Tree Officer**

Action: Clerk

6. Considered other Planning Applications received after the agenda was issued:

- (a) **18/00239/TCA** – Front garden – 1 No. Prunus; rear garden – 1 No. Sorbus – removal of excessive new growth, occasional removal of heavier branches as necessary and minor beneficial pruning for the 5 winter seasons 2018-2019 to 2023-2024 at 9 Kiln Lane – **No Comment – defer to Tree Officer** **Action: Clerk**

- (b) **18/00242/TCA** – 1 No. Yew – reduce by 2 metres; 1 No. Bay – reduce top by 2 metres and thin 1/3 of branches; 1 No. Small Holly – fell; 1 No. Large Holly – top by 30% at The Rammekens, Barnfield – **No Comment – defer to Tree Officer**(Cllr. Fairhall did not vote on this decision) **Action: Clerk**

- (c) **18/00240/FUL** – Proposed extension to front elevation to form WC at 5 Seafield Avenue – **No Comment** **Action: Clerk.**

7. Noted a planning appeal (18/00003/FHOUSE and APP/P1560/D/17/3190979) against Tendring District Council's refusal of a householder application under the Town and Country Planning Act 1990 (as amended) – 17/00893/FUL – Retrospective planning application for perimeter fence at 32 Harwich Road. As this appeal is proceeding under the Householder Appeals Service, there is no opportunity to submit comments.

8. Noted that Essex County Council's Order: Public Path Diversion Order 2017; Footpaths 10, 11 and 12 Mistley and Footpaths 8, 11 and 12 Bradfield, has been submitted to the Secretary of State for confirmation. In accordance with paragraph 2A of Schedule 6 to the Highways Act 1980 the Order is to be determined by an Inspector appointed by the Secretary of State. It was agreed unanimously that the Parish Council considers the written representations procedure to be appropriate. **Action: Clerk**

9. Noted the decision that a planning appeal had been allowed by the Planning

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Inspectorate (APP/P1560/W/17/3176089) against Tendring District Council's refusal to grant outline planning permission under the Town and Country Planning Act 1990 – 17/00004/OUT – proposed development of the erection of 67 dwellings together with the formation of an access in respect of land to the rear of New Road.

10. Other Business

The Chairman and Cllr. Birch gave a summary of an informal meeting with the developer and the architect of the land south of Pound Corner. The developer proposed to provide a temporary footpath to replace the unofficial footpath between Middlefield Road and the Village Hall. Some of the section 106 land intended for allotments would be made available soon. The developer welcomed the opportunity for their delivery vehicles to gain access to the site from the Village Hall carpark rather than Middlefield Road. The developer also accepted the suggestion to place their site hut near to the Recycling Banks, with the possibility of approaching the Football Club to allow a link to water and electricity. A welfare hut would be needed and the developer will approach the Management Committee for access to power and water from the Village Hall and making a suitable donation. The suggestion of widening the access to the rear of the Village Hall in order to ease access to the Rugby Club had also been agreed in principle.

There being no further business the Chairman closed the meeting at 20.20.

Signed Chairman Date