

# MISTLEY PARISH COUNCIL

Unapproved



## **Minutes of the Planning Committee Meeting held on Thursday 25 January 2018 in the Village Hall, Shrubland Road at 19:00**

**Present** Cllrs. Birch, Burton, Carter, Fairhall, French and Rayner. Mr. A. Lee (Clerk).  
There were seven members of the public present and D. Cllr. Baker (Lawford).

**1. Apologies for absence**

Apologies were received from Cllrs. Chaplin, Howell, Kent and Peacock.

**2. Minutes of the previous Planning Committee**

The minutes of the meeting held on 12 October 2017, having been circulated previously, were approved unanimously and signed by the Chairman.

**3. Declarations of Interest**

D. Cllr. Baker declared membership of Tendring District Council's Planning Committee.

**4. Matters arising from previous minutes**

There were none.

**5. Public Voice**

The Chairman suspended the meeting to allow members of the public to make comments in relation to planning application (17/01181/OUT).

The Chairman explained the background to how the developer had previously obtained permission through a technicality for constructing 300 houses on the land south of Long Road, so Tendring District Council had not determined the planning application (15/00761/OUT). This planning application had not been agreed to in the previous Local Plan and so it had to be included in the Proposed Local Plan.

The Chairman suggested that members of the public should consider submitting a written response to the planning application through Tendring District Council's Planning Access System, or alternatively to write or e-mail Tendring District Council's Planning Service. The Chairman explained that it was not the quantity of written objections but the quality based on sound planning reasons.

D. Cllr. Baker's raised the following objections to the planning application: it does not enhance the local area; includes building up to three storeys high, which in the previous planning application had been one to two storeys high; inclusion of an unnecessary commercial area; the Planning Inspectorate had declared on an appeal in October that Tendring District Council had already reached the limit of its housing supply; and the developer's transport assessment of 2014 is based on 300 rather than 500 houses.

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Members of the public raised the following objections: the proposed development was outside of the settlement area; the proposal from 300 to 500 houses was an outrageous increase; there were already 1,200 houses which had been agreed for Lawford and Mistley; Tendring District Council's Proposed Local Plan indicated that planning should proportionate to the area and this proposal was unfair. There was particular concern about the proposed entrance and exit to the commercial area from Dead Lane. There was concern about the increase in the volume of vehicles and the ensuing parking and traffic problems, together with the ever-increasing likelihood of vehicle accidents; and the cumulative impact on the local education and medical services from the combined large-scale housing developments for Mistley, Lawford, Brantham and East Bergholt.

## 6. Considered the following Planning Applications:

The Chairman proposed and it was agreed unanimously that planning application 17/01181/OUT be considered first.

- (c) **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.

The Chairman reported that at the last meeting of the Tendring District Area of Local Councils, concern had been raised about whether the Highways Departments' ability to raise objections on highways grounds were reduced due to the change of wording in the National Planning Policy Framework at paragraph 22 – the change of the word 'significant' to the word 'severe'. The 66% increase from 300 to 500 houses would have a significant impact on Long Road, Trinity Road and even Dead Lane (exacerbated by satellite navigation systems). It was agreed that that the Parish Council's previous concerns and objections had not changed. It was assumed that the developer would appeal to the Planning Inspectorate if this planning application was refused. The Chairman explained that Tendring District Council's land supply had been tested by the Planning Inspectorate. In addition, Tendring District Council had sought a judicial review of one of the Planning Inspectorate's decision, but this was still in progress. The density of the houses would be considerably higher than the surrounding area. Cllr. Birch proposed that consideration of the planning application by the Planning Committee be deferred until after Councillors had the opportunity of inspecting the key documents. – **Agreed unanimously to defer consideration of the planning application until the next Planning Committee meeting.** Clerk to: (i) request an extension of time to submit a response to Tendring District Council; and (ii) forward key documents to Councillors. **Action: Clerk**

- (a) **18/00063/TCA** – 1. No. Cercis Siliquastrum (Judas tree) – prune to reduce height and width and to repeat as necessary at 19 Kiln Lane – **Objection** – to the inclusion of the words: "repeat as necessary" in this planning application **Action: Clerk.**
- (b) **17/02128/FUL** – Two storey and first floor extension and alterations to 1 New Road – **Objection** – because the proposed alterations will change the character of the property at this sensitive location **Action: Clerk.**

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

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- (a) **18/00030/FUL** and **18/00031/LBC** – Retrospective application for the erection of internal partitions over new stone floor, and repairs and decorations at Unit 1 The Quayside Maltings, High Street – **No Comment** **Action: Clerk.**
- (b) **18/00076/FUL** – Demolition of existing garage and conservatory, to be replaced with single storey rear extension at Drofli, Mill Hill. – **No Objection** **Action: Clerk.**

There being no further business the Chairman closed the meeting at 20.50.

Signed ..... Chairman      Date .....