

MISTLEY PARISH COUNCIL



Minutes of the Planning Committee meeting held on Thursday 25 October 2018 in the Village Hall, Shrubland Road at 19.30

Present: Cllrs. Birch, Burton, Carter, Fairhall, Peacock and Rayner (Chairman) Mr A Lee (Temporary Clerk) No members of the press or public were present.

1. Apologies for absence: **RESOLVED:** Members accepted apologies from Cllrs. Chaplin, Howell and Kent.
2. Minutes of the previous Planning Committee:
The minutes of the meeting held on 4 October 2018, having been circulated previously, subject to one amendment, were approved unanimously and signed by the Chairman.
3. Declarations of Interest: There were none.
4. Matters arising from previous minutes: There were none.
5. Considered the following Planning Applications:
 - (a) **18/01659/FUL** – Two storey side extension and single storey rear extension at 110 Harwich Road. **RESOLVED** – No Objection. **Action:** Clerk
 - (b) **18/01482/FUL** – Replacement of an existing single garage with a double garage at Crossways, 3 Long Road. **RESOLVED** – No Objection. **Action:** Clerk
 - (c) **18/01696/FUL** – Two storey and first floor extensions, garage extension and new front porch at 1 New Road. **RESOLVED** – Objection – this proposal is of a poor design in a sensitive location on the edge of the Mistley Conservation Area and in a prominent corner plot site at a crossroads. In the current form, the existing bungalow is not prominent in the street scene due to an existing hedgerow to most of the curtilage. However, the proposed works, notably the increase in roof height and bulk would ensure the overly large and prominent roof lights, excessive width and bulk at first floor level and would result in an incongruous form of development and do serious harm to the character of the area. **Action:** Clerk
 - (d) **17/01181/OUT** – Outline application with all matters reserved, other than strategic access points onto the public highway, for the erection of up to 485 dwellings, up to 2 hectares of employment land (A2/A3/B1/B2; B8; D1 uses), with associated public open space and infrastructure on land to the south of Long Road and to west of Clacton Road. **RESOLVED** – Objection – for the following reasons: (1) 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 485 would exacerbate the effect of creating a distinct settlement about the size of

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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 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 485 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. (10) The traffic impact from the permission to construct 67 houses off New Road.

Action: Clerk

- (e) 18/01723/FUL – Variation of condition 2 of Planning Permission 18/01278/FUL to allow the cremation of horses at Dickley Hall, Dickley Chase, Horsley Cross.
RESOLVED – No Objection. **Action:** Clerk

6. Noted the following Planning Applications:

- (a) **18/00013/TPO** – Tree Preservation Order made on 6 August 2018 in respect of certain trees at Holly Place, 62 Harwich Road.
- (b) **18/01604/TELLIC** – Installation of high-speed broadband cabinet near number 1 T C K Cottages, The Heath.

7. Considered the following Planning Application after the agenda was issued.

- (a) **18/01644/FUL** – Proposed erection of 8 dwellings on land forming part of a development previously approved under 11/00037/FUL at land adjacent to 142 Harwich Road. **RESOLVED** – Support and welcome further affordable housing in the village. However, a condition must be that no construction vehicles are to be parked in Harwich Road. **Action:** Clerk

8. Agreed to re-schedule the next Planning Committee meeting to 22 November 2018.

Action: Clerk

There being no further business the Chairman closed the meeting at 20.18.

Signed Chairman Date