

# MISTLEY PARISH COUNCIL

## Minutes of the Planning Committee Meeting – Thursday 5<sup>th</sup> August 2021 – 7.30pm Mistley Village Hall



### **Present:**

Councillor G Carter

Councillor J Chaplin

Councillor C Howell

Councillor P Nutter (*Vice Chairman of the Committee*) – *Chaired the Meeting*

Councillor I Peacock

### **In Attendance:**

Mrs S Clements – Parish Clerk

Eleven Members of the Public

In the absence of Councillor Cambridge (*Chairman*), Councillor Nutter chaired the Meeting.

- 1. Welcome and Apologies for Absence** – Councillor Nutter welcomed everyone to the Meeting. Apologies for absence were received from Councillor Bell (work), Councillor Cambridge (unwell), Councillor Coiley (annual leave), Councillor Frost (family) and Councillor Lawry (work). Councillor Kent was not present and did not send an apology for absence. An apology for absence was also received from District Councillor Coley (family).
- 2. Public Voice** - A Member of the Public spoke about APP/P1560/W/21/3268225 - Land off Trinity Road Mistley - Erection of up to 65 dwellings under planning application 11/00532/OUT and raised her concerns generally about the large amount of development in Mistley and also about this particular appeal, including traffic, access and highway issues. Comments also included the site being within the “green gap” and the area of AONB (Area of Outstanding Natural Beauty). Another Member of the Public on behalf of a local group that he is involved with - (Save The Green Gap) raised the group’s concerns about wildlife and bio-diversity issues including the Stour Estuary habitats and changes in habitats which will significantly reduce some species. He also spoke about the uniqueness of the landscape and the strategic green gap where the character of the landscape has far-reaching views across the local area within the AONB. The Long Road recent planning application and the green gap was referred to and concerns were raised about this too where it has eroded on one side of the road. The Save The Green Gap group asked for the group’s email address to be included within the Minutes of this Meeting. [Savethegreengap@gmail.com](mailto:Savethegreengap@gmail.com)
- 3. Declarations of Interest** – There were none.
- 4. Minutes of the Previous Planning Committee Meeting** – The Minutes of the Planning Committee Meeting held on the 1<sup>st</sup> July 2021 were received, considered and

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agreed following the vote. (Proposed by Councillor Peacock and seconded by Councillor Howell). (Copy in Minute Book and on Website).

## **5. Matters Arising/Updates from Previous Minutes** – There were no matters.

*The Committee agreed to bring the following item forward in view of public representations and interest about this planning appeal.*

## **6. Public Inquiries, Appeals or Enforcement Matters – Appeals**

- APP/P1560/W/21/3268225 - Land off Trinity Road Mistley - Erection of up to 65 dwellings under planning application 11/00532/OUT – The Committee noted that the appeal will be via written representations and that the timeframes have recently been extended. (The Parish Council's previous comments and observations have been communicated to the Planning Inspectorate). The Committee wished to add to its previous representations including emphasising its concerns relating to traffic, access and highway issues. Concerns that the site is within the "green gap" and the area of AONB (Area of Outstanding Natural Beauty) which need to be protected and preserved. The Committee also raised its concerns about wildlife and bio-diversity issues including the Stour Estuary habitats and changes in habitats which will significantly reduce some species, together with the uniqueness of the landscape, including the strategic green gap where the character of the landscape has far-reaching views across the local area within the AONB. This was agreed following the vote. (Proposed by Councillor Howell and seconded by Councillor Carter).

*At this point 10 Members of the Public left the Meeting, with one Member of the Public who remained for the duration of the Meeting.*

## **7. The Committee noted Planning Decisions from the LPA (Local Planning Authority) as follows:**

- a) 21/0774/FUL – Eyrie, Clacton Road, Horsley Cross – Proposed single storey porch extension, two storey side extension and single extension – The Committee noted that the LPA has approved this application.
- b) 21/00982/TCA – The Hollies, 18 New Road – – Line of Trees – to be tidied up and when overhanging structures (wall, outhouses) to be trimmed back to boundary. 1 No. Holly tree – To have crown lifted and tidied up. 1 No. Fig tree – to be tidied up and cut back. Laurel trees/shrubs – To be tidied up and cut back. Line of Sycamore and Beech trees – To have crown lifted and trimmed to reduce shading of garden. 1 No. Sycamore tree – To be removed. Fire Thorn tree shrub – To be tidied up. Magnolia, Cherry and Damson trees – Pruned as appropriate. 1 No. Damson tree – To be tidied up – The Committee noted that the LPA has approved this application.
- c) 21/00125/FUL – Plot 5 Church Farm House, Heath Road – Proposed erection of one dwelling – The Committee noted that the LPA has approved this application.
- d) 21/00921/FUL – 12 Kiln Lane – Proposed single storey rear extension and glazed canopy – The Committee noted that the LPA has approved this application.
- e) 21/0085/FUL – Land North West of Horsley Cross – Proposed change of use from agricultural land to use of land for additional car boot sales – The Committee noted that the LPA has refused this application.
- f) 21/00686/FUL – Pear Tree Cottage, Clacton Road, Horsley Cross – Erection of fence and gate between driveway and rear garden to create enclosed rear garden – The Committee noted that the LPA has approved this application.

## **8. Planning Applications/Proposals received from the LPA (Local Planning**

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## **Authority):**

- a) 21/01197/FUL – 25 Kiln Lane - Proposed part removal of existing conservatory and erection of replacement with tiled roof and new glazing – Following the vote, (proposed by Councillor Carter and seconded by Councillor Peacock), it was agreed to recommend approval for this proposal.

**9. Planning Applications received from the LPA after Agenda distributed** – There were no new applications.

**10. Public Inquiries, Appeals or Enforcement Matters** –

### **Appeals**

- a) APP/P1560/W/21/3270727 - Land South of Long Road Mistley - Construction of medical centre and car parking - TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL UNDER SECTION 78 – (The Parish Council's previous comments and observations have been communicated to the Planning Inspectorate). The Committee noted the details and wished to emphasize that it is not aware of there not being any local demand for this medical centre, especially given that it is not part of the public bus routes. This was agreed following the vote. (Proposed by Councillor Peacock and seconded by Councillor Carter).
- b) APP/P1560/W/21/3269838 - Anchor Inn Harwich Road – Change of use of premises from a public house and residential unit to 2 no. residential units together with the associated demolition and removal of single storey attached outbuildings under planning application 20/00662/FUL – The Committee noted that the appeal will be via written representations. (The Parish Council's previous comments and observations have been communicated to the Planning Inspectorate). The Committee wished to add to these representations. It would appear that the current landlord has re-opened the public house but with very limited opening days and hours and is operating on a cash-only, i.e. no card transactions basis. There has been no publicity and so local people are not really aware of the limited reopening. The additional comments and observations were agreed following the vote. (Proposed by Councillor Peacock and seconded by Councillor Carter).

### **Enforcement**

- c) Case Reference Number is 21/00212/ENFENQ – Maltings, High Street, Mistley – Possible Breach of Planning – The Committee noted these details.

**11. Public Consultation: Tendring District Local Plan Section 2 Proposed Main Modifications** –

The Committee noted the consultation of the Section 2 Local Plan and the modifications. (Deadline 5pm on Tuesday 31<sup>st</sup> August 2021). The Committee also noted that Councillor Nutter had viewed this large document but could not trace a summary document. The Committee was pleased to note the progress and position relating to the 5-year housing/land supply figures.

**12. Date of Next Planning Committee Meeting** – Thursday 2<sup>nd</sup> September 2021 – 7.30pm – Mistley Village Hall – This Meeting was noted.

*There being no further business the Meeting closed at 8.33pm.*

Signed .....Chairman Date .....