

**KELVEDON PARISH COUNCIL**

**MINUTES OF THE EXTRAORDINARY MEETING OF THE FULL COUNCIL HELD ON  
MONDAY 23 MAY 2016 AT 7.30 PM IN THE COUNCIL CHAMBER**

**PRESENT:**

Chairman: Cllr C Martin

Cllrs: J Anderson

J Hooper

L Humpington

L Humpington\*

M Pilbeam

A Tremain

Clerk: P Potter

\*arrived at 8 pm

**24/16-17 Apologies for Absence**

Cllrs Buttery, Lancashire & Minns

**25/16-17 Declarations of Interest**

None.

**26/16-17 Public Discussion**

A resident from King's Villas attended and expressed his concern about the amount of development which is currently being proposed. He explained that he understood that some properties near the proposed site at Monks Farm had been approached regarding offers to buy them to enable demolition in favour of access roads and/or roundabouts.

Another resident commented that there is a need to accept that some development will have to happen, it is just a case of where and how much. It is also important to find out what the community will receive back in mitigation or planning gain, perhaps as S106 monies etc. Furthermore, it is vital that an eye is kept on planned infrastructure, which needs to be developed at the time the houses are built, as traffic problems in Kelvedon are coming to a standstill at rush hour times at the moment.

Jill Hinds reported that she has registered to speak, on behalf of the Kelvedon Neighbourhood Plan, at the BDC Local Plan Committee meeting being held this week to determine the sites to be put forward for public consultation. Jill will speak about the proposed development in Feering, with emphasis on the need to effect a solution with regard to traffic problems and the prospect of further congestion, especially at the junction of Station Road with the High Street.

**27/16-17 Braintree District Local Plan 2033 – Consideration of sites for Kelvedon & Feering**

Each site was looked at separately:

KELV331 and KELV332: Land at St Dominic's Care Home/KELV333: Land at Park Farm  
/KELV334: Polish Camp

Councillors were happy to concur with BDC Officer recommendations for these sites.

KELV335 Monks Farm

A long discussion followed regarding this site, which is summarised as follows:

- The access road has tight bends along a long stretch, which is a safety concern, together with problems caused when there is parking along the road, narrowing it to one carriageway.
- Traffic will come into Kelvedon, adding to the congestion at the junction with Station Road and the High Street. Alternative options, such as a roundabout, have been looked into here before but no solution has yet been found.

The Parish Council's view is that they do not support the BDC Officer's recommendation for this site to be allocated, purely on the grounds that the road network is not suitable to take any more traffic, especially if further development goes ahead in Feering, causing more traffic to go through Kelvedon to the A12 or the railway station.

KELV336: Land off Coggeshall Road

The Parish Council were happy to concur with BDC Officer's recommendation.

KELV337 and KELV 338: Land at London Road

The Parish Council support the BDC Officer's views on both of these sites, which they felt were fairly removed from the rest of the village, meaning that most people would use a car to access services, shops and the railway station by car, adding again to the traffic congestion.

It was generally felt that Feering were better placed to take more development, whereas Kelvedon is not. Kelvedon absorbs problems via traffic and parking from the surrounding areas, which come into and through the village to access the station and the A12. Proposed car parking at the Deal's site could be welcomed if the proposal were acceptable, however it is difficult to give a view on any of these sites without having any proposed solutions to the A12 junctions, both at Kelvedon and Feering. No proposals have been put forward regarding the alleviation of any traffic problems resulting from the development of any of these sites. General concerns regarding accessing NHS services, school places etc also need to be allayed.

With regard to Recommendation 41, that the Deal's site and its surrounding is allocated as an area for employment and parking, does also add to concerns about access and egress onto Station Road. The principle of creating further parking is welcomed but would this add to the general congestion at this point as well as potentially alleviating some of the parking problems?

The Parish Council then addressed the proposals to develop the following sites at Feering:

FEER232/FEER233 and FEER230

It is proposed that these are allocated as a strategic growth area, with its own supporting policy.

Again, the concerns are mainly focused on the impending traffic congestion which such a large site would bring to and through Kelvedon, for the reasons already put forward above, together with higher demand for trains, when space is already at capacity. There are also concerns about the knock on effect to both Feering and Kelvedon's Neighbourhood Plans, as a strategic growth area will have its own Policy and be outside the scope of the Neighbourhood Plans. The strategic site will be one of the largest in the District. To this end, the Parish Council does not object to the site per se, but does object to the status of 'strategic growth site'. The Council would prefer this not to be the case so that the Feering Neighbourhood Plan would have a bigger influence over the site, rather than it having its own Local Plan Policy. There is also an imperative need for an upgrade to the A12 junctions at Feering and Kelvedon if this is to go ahead.

All other recommendations put forward by BDC were agreed with.

**Signed:**

**Date:**

The meeting closed at 9.30 pm.