

KELVEDON PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday 8 February 2016 at 7.30 p.m. in the Council Chamber

Present:

Councillors:

Dixon (Chairman)

Anderson

Blackwell

Buttery

Minns

S Green – Clerk's Assistant

2 representatives regarding application no: 16/00023/OUT and
2 members of public

P101/2015-16 Apologies for Absence

Cllrs Pilbeam (holiday)

P102/2015-16 Confirmation of Minutes

The minutes of the meeting held on 11 January 2016 were agreed and signed as a correct record.

P103/2015-16 Declarations of Interest

None.

P104/2015-16 Public Discussion

One member of public present spoke of his concerns regarding the proposed development of 28 houses at the former Grangewood Centre. Matters raised included concerns regarding the number of properties proposed, the increase in the volume of traffic exiting onto the High Street, the impact on the Conservation Area and the amenity of neighbouring properties.

P105/2015-16 Matters for Report

Cllrs noted the following matters:

105.1 Application no: 15/00965/FUL – Erection of single storey orangery, 75 London Road

Committee noted applicant has lodged an appeal against BDC's refusal of planning permission.

105.2 Application no: 15/01446/FUL – Erection of two storey side and single storey rear extension following demolition of garage

Committee noted that, following representations being made, this application would be considered by BDC planning committee on 16 February.

P106/2015-16 To note decisions taken under delegated powers

None.

P107/2015-16 Planning Applications

15/01498/FUL

& Grangewood

15/01499/LBC

Centre,

10-12

High Street

Demolition of existing Grangewood Centre and erection of 28 no. dwellings including minor access road, garages, parking courts and private amenity space

Councillors confirmed, in principle, their agreement to residential development on this brownfield site but wished to raise the following matters:

1. Concern was raised regarding the safety of the proposed access and site lines onto an already congested area of Kelvedon High Street with vehicles regularly parking on both sides of the road, including post office vans using the Kelvedon sorting office opposite the site.
2. Insufficient detail provided with regard to existing/proposed infrastructure – particularly in relation to the possible relocation of existing bus stops on both sides of the road.
3. Councillors noted the planned provision of a small number of 'affordable' properties, but considered that, in addition, some social housing should also be included within the site.
4. BDC are requested to consider the location of plot nos. 20, 23 & 24 which, in the opinion of Councillors, are in too close proximity of neighbouring properties.
5. An archaeological survey of the site should be carried out as the area includes part of the route of the original Roman road.
6. Bore holes to be carried out on the former petroleum site.
7. An ecological survey of the site to be carried out.
8. Existing Japanese Knotweed to be completely cleared before any development takes place.
9. Requirement for S106 agreement.

15/01500/FUL 14 High Street Change of use of existing building to form Use Class A1 (shops) / Use Class B1 (offices)

No objection.

Councillors request that sufficient parking is made available.

2 members of public left the meeting.

15/01501/FUL & 4, 6 & 8 High Conversion and change of use of nos. 4, 6 & 8 to form 3 no. dwellings consisting of 2 x 2 bed and 1 x 1 bed
15/01502/LBC Street

No objection.

Councillors wished to stress that any future development take into account/be mindful of the significant historical features of these properties both internally and externally.

S.106 requirement.

16/00023/OUT Land rear of 113- Outline planning application for the erection of 1 no. two storey detached house and a pair of two storey semi-detached houses, formation of private drive off Church Road and layout, parking and amenity areas
127 High Street

No objection in principle, but Councillors were concerned about the roof line of the detached house. A reduced/lower roof line would have less impact on neighbouring properties.

S.106 requirement.

2 representatives relating to this application left the meeting.

16/00030/FUL **9 Halfway Cottages, Coggeshall Road** Erection of single storey side extension

No comment, no objection.

16/00087/FUL **KG Thomas Son Funeral Directors, 30 High Street** Change of use from A1 (shop) to C3 (dwelling)

No objection subject to S.106 requirement.

16/00069/LBC **KG Thomas & Son Funeral Directors, 30 High Street** Removal of shopfront and replacement with wall and window, internal alterations and replacement windows

No comment, no objection.

16/00022/FUL **Pound Farm, Coggeshall Road** Erection of wooden post and rail fencing around perimeter of property (including gate at end of driveway) and also retrospective permission for the erection of post and rail fencing which replaced fencing around part of perimeter of property and around pond

No comment, no objection.

16/00106/FUL **Land rear of 52-56 High Street** Erection of 2 no. 3 bedroom semi-detached cottages with associated parking

No comment, no objection.

Councillors considered this to be a more sympathetic application than those previously submitted and more in keeping with the area.

S. 106 monies to be allocated to:

1. Provision of proposed replacement play equipment for the existing toddler's play area off The Chase, Kelvedon.
2. Provision of proposed new outdoor multi-gym equipment on the main recreation ground off The Chase, Kelvedon.
3. Provision of proposed new goals on the hard play area on the main recreation ground off The Chase, Kelvedon.

16/00025/TPO **Maclay Cottage, Coggeshall Road** Application to carry out work on trees affected by the TPO

KPC Tree Warden to inspect site and report on his return from holiday.

P108/2015-16 **To discuss any other planning applications received subsequent to the agenda being published and/or shown on the Braintree District Council website up until 4pm on the day of the meeting**

16/00180/ADV **Crabbs Barn, Cranes Lane** Retention of directional hoarding sign

Councillors agreed the need for a directional sign at this location, but are

of the opinion that it should not include advertising/wording which may promotes the wedding venue. Concern expressed that the location of the sign, as it stands, is too low and may dazzle drivers. Consideration should be given to making it higher.

P109/2015-16 To note the decisions made by Braintree District Council & Colchester Borough Council

Noted.

P110/2015-16 Enforcement Issues

None.

P111/2015-16 Other Correspondence

111.1 Correspondence regarding BDC planning process

Noted.

P112/2015-16 Date of Next Meeting

Monday 7 March 2016 in the Council Chamber at 7.30 p.m.

Signed.....

Date.....