

KELVEDON PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday 11 April 2016 at 7.30 p.m. in the Council Chamber

Present:

Councillors: Dixon (Chairman)
Anderson Pilbeam
P Potter – Clerk

P125/2015-16 Apologies for Absence
Cllrs Blackwell, Buttery & Minns

P126/2015-16 Confirmation of Minutes
The minutes of the meeting held on 7 March 2016 were agreed and signed as a correct record.

P127/2015-16 Declarations of Interest
Cllr Pilbeam – non-pecuniary interest in application no. 16/00424/FUL.

P128/2015-16 Public Discussion
There were no public present at the meeting.

P129/2015-16 Matters for Report
Cllrs noted the following matters:

129.1 Crabbs Barn, Cranes Lane – Retention of directional hoarding sign

The committee noted that the application is to be considered at the BDC planning committee on 12 April. Apologies were forwarded to BDC as no KPC Cllr was available to attend.

129.2 Land rear of Ewell Hall Cottages – 15/01201/FUL – Conversion & extension of redundant outbuilding

Committee noted that an appeal has been lodged with the Secretary of State for Communities and Local Government against the decision of BDC to refuse to grant planning permission.

129.3 Ormonde House, 105 High Street – 16/00216/FUL & 16/00217/LBC – Removal of existing garden room and erection of orangery with internal alterations

Committee noted that revised/additional plans/additional information had been received by BDC. No objections were raised.

P130/2015-16 To note decisions taken under delegated powers
None.

P131/2015-16 Planning Applications

16/00344/HHPA 42 St Mary's Road Erection of single storey rear extension. Extension will extend beyond rear wall of the original house by 4.4m, with a maximum height of 3.2m and 3m to the eaves of the extension

Committee noted that this is a Prior Approval for a larger home extension at the above address and is for information only – comments are not sought.

16/00424/FUL **& Newmans,** Erection of single storey
16/00425/LBC **St Mary's Square** rear extension with some
internal alterations and the
removal of a rear elevation
first floor window

No comment, no objection.

16/00446/VAR **Land adjacent** Application for variation of
2 Swan Street condition no. 2 of approved
application 15/01451/FUL
(Erection of new dwelling) –
amendments to windows,
patio door, wall & chimney

No comment, no objection.

16/00447/FUL **Kelvedon St** Erection of single storey
Mary's Church of standalone building on
England Primary existing hard play area with
School, Docwra dual mono pitch roofs to
Road provide 4 no. new
classrooms, a group room
and ancillary spaces.
Demolition of 3 no.
demountable units to
accommodate new
relocated hard play area

No comment, no objection.

16/00474/COUPA **4 Peter's House,** Notification of Prior
High Street Approval for a Change of
Use from Shops (Class A1),
Financial and Professional
Services (Class A2), Betting
Offices, Pay Day Loan
Shops and Casinos (Sui
Generis Uses) to
Restaurants and Cafes
(Class A3) – Change of use
of shop to café style coffee
and sandwich shop

No comment, no objection.

16/00494/FUL **1 Smallholdings,** Erection of part two
Ewell Hall Chase storey/part single storey
side extension, single
storey front extension and
relocation of site access

No comment, no objection.

16/00502/LBC **KG Thomas Son** Insertion of new front
Funeral Directors, window
30 High Street

No comment, no objection.

16/00090/TPOCON **Yew Tree Cottage,** Application to carry out
22 Church Street work on trees affected by
the Conservation Area

The parish council's comments on this application are as follows:

The Parish Council's Tree Warden met with the property owner at Yew Tree Cottage on Friday 01/04/16 to view the trees he has applied to have work completed upon. Work shown as 1 and 2 are in the rear garden and not in public view. Work on trees 3 and 4 are in the front garden at the edge of Church Street.

1. The Yew has been subject to a degree of topiary over the years and is, as can be seen from the photo, developed into an unnatural shape. The work proposed is intended to return the tree to its more natural shape. NO OBJECTION coppicing is recommended.
2. The Elder is at the bottom of the garden and only just qualifies as a mature tree. It is growing between the garden shed and the boundary fence and is causing damage. NO OBJECTION to its removal is recommended.
3. The Ash Tree stump stands at about 1.75 m and has no significant regrowth as yet. Its reduction in height may stimulate a regrowth. NO OBJECTION recommended.
4. The Holly tree sits at the edge of a communal access and has grown significantly in recent years. It now has the potential to damage cars and impede pedestrian access. NO OBJECTION to the reduction by 20% is recommended.

16/00505/FUL **5 Swan Street** Demolition of existing detached garage and erection of new detached garage, insertion of 2 no. new ground floor windows at gable end of main house

No comment, no objection.

16/00102/TPO **163 High Street** Application to carry out work on trees affected by the Tree Preservation Order

The Council's Tree Warden inspected the tree at its location on Monday 11/04/16 in the afternoon. The Magnolia was clearly visible from the High Street.

The tree has grown to a size where the risk of it pulling away from the house and causing an obstruction to the High Street is very real.

I recommend NO OBJECTION to the proposed crown reduction and removal of associated dead wood.

P132/2015-16 **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**

16/00587/FUL **22 Easterford** Erection of two storey side and rear extension following demolition of garage
Road

No comment, no objection.

16/00584/CLPLB The Greys, Application for a Certificate of Lawfulness of Proposed Works to a Listed Building – Conversion of a barn within the curtilage of a listed building to living annexe

Committee unable to comment as insufficient information shown on BDC website. Comments will be forwarded as soon as information made available.

P133/2015-16 To note the decisions made by Braintree District Council & Colchester Borough Council
Noted.

P134/2015-16 Enforcement Issues

134.1 New bungalow at rear of 74 High Street

Council noted correspondence received from BDC regarding the driveway but requested the Clerk request confirmation that the driveway has been properly constructed/installed in accordance with the quoted regulations.

P135/2015-16 Other Correspondence

135.1 Land off Coggeshall Road, Kelvedon

Committee noted correspondence from land owners' representative.

135.2 ECC Consultation – Parking standards, design & Good Practice and Strategic Environmental Assessment and Sustainability Appraisal

Committee to noted six week consultation period (to 13 May 2016). All Cllrs to be advised of consultation review.

135.3 Land north-east of Inworth Road, Feering – Application no: 16/00569/OUT

The Committee agreed to object, to the planning application above, on the following grounds:

1. The land is not zoned residential under the current Local Plan and is grade 2 agricultural land.
2. The effect on traffic on the already congested Kelvedon High Street and Inworth Road.
3. The land is beyond 10 minutes walking distance of the station.
4. The developers are making no undertakings regarding affordable housing for local people or provision of extra school school places.

P136/2015-16 Date of Next Meeting

Monday 16 May 2016 in the Council Chamber at 7.30 p.m. Dates for the remainder of 2016 will be circulated by the Clerk.

Signed.....

Date.....