

KELVEDON PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday 16 May 2016 at 7.30 p.m. in the Council Chamber

Present:

Councillors: Anderson Lancashire Pilbeam
Tremain

- P1/16-17 Election of Chairperson for 2016-17**
Item deferred to June meeting owing to minimal Cllrs being in attendance.
- P2/16-17 Appointment of Vice Chairperson for 2016-17**
Item deferred to June meeting owing to minimal Cllrs being in attendance.
- P3/16-17 Apologies for Absence**
Cllrs Buttery, L Humpington, W Humpington, Martin, Minns
- P3a/16-17 Confirmation of Minutes**
The minutes of the meeting held on 11 April 2016 were agreed and signed as a correct record.
- P4/16-17 Declarations of Interest**
None.
- P5/16-17 Public Discussion**
None.
- P6/16-17 Terms of Reference**
Deferred to June meeting.
- P7/16-17 Matters for Report**
Cllrs noted the following matters:
- 7.1 **16/00584/CLPLB – The Greys Maldon Road**
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.
This application was considered by the Council on 3 May 2016. No comment, no objection.
- 7.2 **15/01300/FUL – Land rear of 52-56 High Street**
Erection of 2 no. dwellings
Committee noted that an appeal has been made to the Secretary of State against BDC's decision to refuse planning permission.
- 7.3 **16/00569/OUT – Land North East of Inworth Road, Feering**
Outline planning application to include up to 165 dwellings etc
The Committee noted Kelvedon Parish Council's objection on the following grounds:
1. The land is not currently allocated for housing development.
 2. The effect on traffic moving through Feering and Kelvedon to access the A12 will exacerbate an already

difficult situation. Traffic along Kelvedon High Street, especially during peak times is heavy but even during off peak times, the traffic is constant. This is made worse by the fact that there are cars parked along the High Street on both sides, which causes traffic to have to stop and give way to vehicles coming the other way, which in turn causes more congestion. The High Street is not wide enough for traffic to move both ways where there are parked cars. This problem will increase if large housing developments are placed where there is no alternative access to the A12 towards Chelmsford and London. The Parish Council therefore urges BDC to look very carefully at this issue. We note the request from Highways England to delay any determination of this case until it has looked into the impact with regard to the proposed A12 widening. However, this will not alleviate the problem of traffic needing to access the A12 junction through Kelvedon, as discussed above.

3. The site is also more than 10 minutes walking distance of the railway station, which will more than likely cause commuters to drive and park there. There is already a problem with under capacity at the station car park, which then knocks on with people parking in roads around the station. Seats on trains, especially during peak hours, are already in short supply.
4. The developers have not given any indication of the amount of affordable housing to be provided, or any provision regarding extra school spaces, both of which are of concern to surrounding residents.

We trust that BDC will take the Parish Council's objections into account when determining this case.

P8/16-17 To note decisions taken under delegated powers

None.

P9/16-17 Planning Applications

16/00629/FUL	12 Thorne Road	Proposed single and two storey rear extension
---------------------	-----------------------	---

No comment, no objection.

16/00711/LBC	1 Swan Street	Proposed works involve the house chimney being taken down and rebuilt from roof covering letter
---------------------	----------------------	---

No comment, no objection.

16/00671/DAC	1 Swan Street	Application for approval of details reserved by conditions nos. 3 & 4 of approved application 15/00715/LBC
---------------------	----------------------	--

Noted.

16/733/FUL	67 London Road	Erection of first floor extension and internal
-------------------	-----------------------	--

alterations

No comment, no objection.

16/00776/FUL **22 Gadwall Reach** Erection of single storey front and rear extensions

No comment, no objection.

P10/16-17 **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**

16/00806/FUL **19 Thorne Road** Erection of two storey rear extension

No comment, no objection.

16/00771/FUL **6 St Mary's Road** Proposed single storey front and rear extension and two storey side extension

No comment, no objection.

16/00763/FUL **Millers, Easterford Road** Conversion of double garage and part of outbuilding of the existing dwelling to a single bedroom dwelling

Whilst the Parish Council have no objection to the development itself, concern has been raised about parking provision. It would appear as though no actual parking provision for the new dwelling is being made on site which will lead to further roadside parking in an already very congested area at the junction of Easterford Road with the High Street.

P11/16-17 **To note the decisions made by Braintree District Council & Colchester Borough Council**
Noted.

P12/16-17 **Enforcement Issues**
None.

P13/16-17 **Other Correspondence**
13.1 Examination of the Maldon District Council Local Development Plan
Noted.

P14/16-17 **Date of Next Meeting**
Monday 20 June 2016 in the Council Chamber at 7.30 p.m.

Signed.....

Date.....