

KELVEDON PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday 7 March 2016 at 7.30 p.m. in the Council Chamber

Present:

Councillors: Dixon (Chairman)
Anderson Blackwell Minns
P Potter – Clerk

P113/2015-16 Apologies for Absence
Cllrs Buttery, Martin & Pilbeam

P114/2015-16 Confirmation of Minutes
The minutes of the meeting held on 8 February 2016 were agreed and signed as a correct record.

P115/2015-16 Declarations of Interest
Cllr T Dixon declared a non-pecuniary interest, under item 5, where discussion took place regarding the BDC 'Call for Sites', regarding site numbered KELV337 which is at the rear of his residence.
Cllr J Anderson declared a non-pecuniary interest under item 8 when discussing planning application number 15/01597/FUL, as the applicant is an organisation for which she has volunteered.

P116/2015-16 Public Discussion
There were no public present at the meeting.

P117/2015-16 Matters for Report
Cllrs noted the following matters:
117.1 BDC Local Plan – Site Allocations and Development Management Plan
BDC have notified the Parish Council of the sites which have put forward to them for consideration under the above plan. These were discussed and comments were agreed as follows:

- **KELV331 and KELV332 - St Dominics Residential Care Home, London Road:**
There was no immediate objection to this site, however, the Parish Council would not wish to see the loss of this facility, both as a care home or as a place of employment within the parish.
- **KELV333 – Land at Park Farm, Hollow Road:**
This site is objected to as it is felt that it is very removed from the existing village and would be a settlement apart from Kelvedon, rather than being part of the existing community. Access and egress to and from this site is also a concern.
- **KELV334 – Former Polish Campsite:**
The former comment made (numbered KEL5) still stands – there is support for the formal designation of an employment boundary around this site, being

tightly drawn to contain development within it.

- KELV335 – Monks Farm, north of railway and south east of Coggeshall Road:
It is felt that this site is very 'trapped' behind the railway and the bridge and there are strong concerns regarding access and egress due to it not being a very good route for traffic to be coming out onto Station Road.
- KEV336 – Land off Coggeshall Road (Seven Seas Works Site):
This site is not objected to, however, there are concerns about access and egress.
- KELV337 – Land at London Road, between Crabb's Lane and Church Street:
There is concern about access onto London Road and also about development going right up to the boundary of the current properties along London Road, especially as there is a height difference in the land, which could result in houses at the rear of the current properties being higher up and oppressive.
- KELV338 – Land south of London Road, rear of numbers 61-95:
This site is strongly objected to as it is in the flood plain.

BDC have also asked that the Parish Council's comments at the previous consultation be confirmed and/or altered accordingly. The Clerk will circulate these to the Planning Committee for confirmation or alteration, before submitting the current comments to BDC.

P118/2015-16 To note decisions taken under delegated powers

16/0025/TPO Maclay Cottage, Coggeshall Road Application to carry out work on trees affected by the Tree Preservation Order

The Tree Warden walked the site of the requested tree works including those trees overhanging the road verge owned by Essex Highways. On the boundary are a number of self-seeded Ash trees that are growing at a variety of angles and congesting each other's growing space. The proposal to fell six trees and reduce/pollard/prune the remainder is appropriate in order to improve the health of the remaining trees and reduce the overhang on the Coggeshall Road, thus reducing the risk to traffic and pedestrians. NO OBJECTION is recommended.

The pollarding of the Oak (T10) is appropriate. NO OBJECTION is recommended.

The felling of the Ash (T11) is appropriate as it is too close to the pool buildings. NO OBJECTION is recommended.

The quality and health of the other numerous trees on this property is to be commended.

16/0045/TPOCON 136 High Street Application to carry out works on trees affected by the Conservation Area

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

The works proposed are to reduce the height of a tree which is carried out on a tri-annual basis to keep it in good order and health. NO OBJECTION recommended.

The request to remove a dormant Cherry tree and stump removal is appropriate. NO OBJECTION recommended.

Neither tree is visible outside of the garden.

16/0034/TPOCON The Poplars, Orchard Road Application to carry out work on trees affected by the Conservation Area.

The property has a number of fir trees of unknown specimen, but similar to Leylandii and they are also very vigorous growers. There is also a deciduous tree of unknown specimen that has been engulfed by the fir trees and it is struggling to survive.

The proposed works on the fir trees, which is to reduce the height and reduce their invasion and encroachment into the surrounding trees and garden area, is appropriate. The trees have little, if any, visual appeal or amenity albeit they offer privacy to an adjacent property. The Tree Warden recommends NO OBJECTION.

The property also has a Silver Birch of significant size that is severely covered in Ivy. It is proposed to reduce the height to previous "cut points" and remove the Ivy. The Tree Warden recommends NO OBJECTION.

The property also has a plum tree that is 75% dead wood. Its removal is also requested. NO OBJECTION is recommended.

15/01597/FUL Car park rear of 86 High Street Proposed change of use from rear garden to landscape car park area and drop off point for staff and students (revised plans)

The Parish Council have no objection to the revised plans but wish to make the following observations so that our business as a provider of a public car park can continue in its existing manner.

- It is noted that the application is for 10 car park spaces and 2 mini-bus spaces. However, under item 19/20 of the application form, there is no information regarding the number of staff at the premises or the hours the car park will be open.
- Item 6 of the application form refers to public rights of way and no detail is given. Members of the public walk through the existing KPC owned car park.
- Kelvedon Parish Council, as owners of the existing pay & display car park, have not received the required notice referred to under item 25 of the application form.

P119/2015-16 Planning Applications

16/0059/TPOCON 5 Swan Street Application to carry out work on trees affected by the Conservation Area

The Council's Tree Warden's comments were that there is no objection to this application. This was agreed.

16/00265/FUL Land rear of 62 High Street Erection of one no. two storey dwelling

It was agreed to object to this application on the grounds that the access driveway running from the High Street to the property is extremely narrow and long, giving no sight lines when exiting to pedestrians walking along the High Street and vice versa. It was felt that if a car entered the driveway and encountered a problem requiring it to reverse, it was be extremely dangerous to be reversing onto the High Street, between two buildings, with no sight lines.

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

There were no objections to this application.

ESS/07/16/BTE **Bradwell Quarry, Church Road, Bradwell** Continuation of development permitted by ESS/24/14/BTE without compliance with conditions 2 (application details), 7 (timescales), 38 (sequence of restoration) and 59 (no importation of mineral for processing) etc

The Clerk will obtain more details regarding this application as the plans were not clear.

P120/2015-16 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

16/00262/FUL **School House, Docwra Road** Continued use of former caretaker's dwelling from residential to state funded school and repositioning of boundary fencing

No comment, no objection.

16/00370/FUL **215-217 High Street** Erection of single storey rear extension forming additional surgery

No objection to the development but a concern regarding the loss of parking to the business.

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.

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.

Provision of proposed new goals on the hard play area on the main recreation ground off The Chase, Kelvedon.

P121/2015-16 To note the decisions made by Braintree District Council & Colchester Borough Council
Noted.

P122/2015-16 Enforcement Issues
122.1 Cllr Dixon asked for an update to enforcement comments made regarding Crabb's Barn and a bungalow in The Chase. The Clerk will follow these up and update the Committee.

P123/2015-16 Other Correspondence
123.1 Rivenhall Airfield (IWMF)
The correspondence was noted by Committee.
123.2 Land rear of 52-56 High Street
The correspondence was noted by Committee.
123.3 ECC and Southend on Sea Borough Council – Joint replacement Waste Local Plan – Pre Submission Draft March 2016
The correspondence was noted by Committee.

P124/2015-16 Date of Next Meeting
Monday 11 April 2016 in the Council Chamber at 7.30 p.m. Dates for the remainder of 2016 will be circulated by the Clerk.

Signed.....

Date.....