

**KELVEDON PARISH COUNCIL**

**PLANNING COMMITTEE**

**Minutes of the meeting held on Monday 19 September 2016 at 7.30 p.m. in the Council Chamber**

**Present:** Vice Chairperson: A Tremain

**Councillors:** Anderson Lancashire Pilbeam

**P42/16-17 Apologies for Absence**  
Cllrs Buttery, Humpington & Minns

**P43/16-17 Confirmation of Minutes**  
The minutes of the meeting held on 18 July 2016 were agreed and signed as a correct record (proposed by Cllr Lancashire and seconded by Cllr Pilbeam).

**P44/16-17 Declarations of Interest**  
None.

**P45/16-17 Public Discussion**  
None.

**P46/16-17 Matters for Report**

**46.1 Grangewood Centre 10-12 High Street  
15/01498/FUL & 15/01499/LBC  
Demolition of existing Grangewood Centre and erection of  
24 no. dwellings including minor access road, garages,  
parking courts and private amenity space  
(revised/additional plans/additional information submitted).**  
The Parish Council have no objections to the above application in its revised form, however, they do wish to make the following comments.

- In line with the previous comments made regarding this application, the Parish Council remains concerned about the traffic movements to and from the High Street, especially as this section is particularly busy.
- They are particularly concerned regarding off street parking provision, especially as there are two other applications which are linked to this site – 15/01501/FUL (and associated LBC application) and 15/01500/FUL, for the properties at the front of this site (4,6,8 and 12 High Street), which have been put in by the same applicant.
- Off street parking is a big problem along the High Street, especially where properties are allocated one space but have more than one car. This creates pressure on the High Street and adjacent roads, which are already very busy and where on-street parking causes further congestion. The Parish Council feel it is imperative that these concerns are taken into account with regard to a development of this size in this location and ask that Braintree District Council address this issue appropriately.

P47/16-17

**To note decisions taken under delegated powers**

**16/00216/TPOCON**      **Cobbins,**      Application to carry out  
    **15 High Street**      work on trees affected by  
              the Conservation Area

- The Council's Tree warden visited the location of the tree, which appears to be of the Chestnut family. The tree sits in a garden that is hidden from the road and is of a significant size for the space it occupies. The tree has been the receiver of pollarding in the past to keep its proportions in check so as to not completely engulf the rear of the house's garden.
- The Tree Warden recommends **no objection to the requested works.**

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

The Parish Council's comments on the revised plans relating to this application are as follows:  
 No comment, no objection.

P48/16-17

**Planning Applications**

**16/01390/FUL**      **The Orangery,**      Erection of greenhouse  
    **Felix Hall Park,**  
    **Hollow Road**

No comments, no objections.

**16/01391/NMA**      **The Orangery,**      Erection of greenhouse  
    **Felix Hall Park,**  
    **Hollow Road**

No comment required, for information only.

**16/01405/PLD**      **30 Heron Road**      Application for a Lawful  
              Development Certificate for  
              a Proposed Use or  
              Development – Erection of  
              single storey side extension  
              to form a ground floor  
              bedroom for a person with a  
              disability together with  
              internal alterations to  
              provide a shower room

No comment required, for information only.

**16/01401/COUPA**      170 High Street      Notification for Prior  
              Approval for a Change of  
              Use from Shops (Class A1),  
              Financial & Professional  
              Services (Class A2), Betting  
              offices, Pay Day loan Shops  
              and Casinos (Sue Generis  
              Uses) to Restaurants and  
              Cafes (Class A3) – Change  
              of use of ground floor to  
              café style coffee and  
              sandwich shop and

relocation of current computer services to first floor with associated new signage

No comments, no representation required.

**16/01446/FUL**

**Millers,  
Easterford Road**

Conversion of double garage and part of outbuilding of the existing dwelling to a single bedroom dwelling

- The Parish Council has no objection to the development itself but continues to have concerns regarding parking provision for both the new development of the single bedroom dwelling and the principal property of Millers itself.
- There is the loss of the garage, which is being replaced by a space outside the front of Millers. This does not seem to be adequate parking for a house of this size and would therefore mean that cars are displaced and parked on Easterford Road. By the same token, there is concern that although the proposal is for a one-bedroom dwelling, there could be a need for two parking spaces, where there is only provision for one on the property. Therefore, a second car would need to be parked on street, which would most probably be the High Street as this is where the access leads to. This is an already congested, busy High Street, where on street parking causes further congestion and delays and should be strongly discouraged.
- The Parish Council request that these concerns are taken into account during determination of the application.

**P49/16-17**

**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**

**16/01584/FUL**

**9-27 Odds & 50-60  
Evens & Manager's  
Office,  
Fullers Close**

Replacing all remaining timber fascias, soffits, cladding and exiting PVCu rainwater goods with new PVCu products

No comments, no objections.

**P50/16-17**

**To note the decisions made by Braintree District Council.**  
Noted.

**P51/16-17**

**Enforcement Issues**  
None.

**P52/16-17**

**Other Correspondence**

**52.1**

Seven new sites have been put forward to BDC in the latest round of consultation on the Draft Local Plan. Councillors looked at each site and commented as follows:

[KELV605 – Adjacent Ewell Hall Cottages and KELV615 – Land South East of Kelvedon](#)

These sites were objected to as this would result in a large new community which would be separate from and not integrate well with the existing village. Part of the site is in the floodplain, which the Parish Council object to building on. It is also an undesirable precedent for expansion into a valuable landscape.

KELV606 – Moorings, KELV626 – Land at Watering Farm, KELV627 – Land at Windmill Farm, KELV628 – Land at Bridge Farm

These sites are seen as an extension of the Monks Farm site currently being put forward. The objections already give regarding this site are also relevant to these adjacent sites. The objections include concerns regarding access, increased traffic, problems at the Station Road/High Street junction and flooding.

KELV616 – Land North of Crabbs Barn

This site would be an extension to the London Road site, if it were developed. It is objected to on the same basis as the London Road site, together with the objection that this would further development creep away from the existing developed area towards the A12 junction. There would also be a loss of green buffer at the village gateway and could present opportunity for the land in between to be seen as being obvious for further development in the future. This site would be very separate from the existing village and would create traffic coming into Kelvedon, especially with regard to accessing the A12 at Kelvedon and Feering and exacerbating the existing problems with traffic and parking at the train station and the junction at Station Road/High Street. The Parish Council also reiterated their concerns regarding any proposed development within Kelvedon, in that solutions need to be found to cope with the higher demand on road, rail and parking services, along with the need for the A12 junctions at Feering especially but also at Kelvedon to be improved and increased to four way junctions, thus alleviating the need for traffic to drive all the way through both villages to access the A12 in whichever direction they need to go.

**P53/16-17**

**Date of Next Meeting**

Monday 17 October 2016 in the Council Chamber at 7.30 p.m.

**Signed**.....

**Date**.....