

Kelvedon Parish Council

Suite 1, The Old Bank, 63 High Street, Kelvedon, CO5 9AE

The next meeting of the
Planning Committee

will be held on

Monday 19 February 2018

at **7.30 pm**

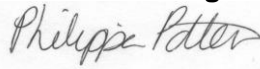
in

the Institute Small Hall

for the purpose of transacting the business shown in the agenda below.

The public and press are welcome to be present.

Please note that this meeting may be recorded



Clerk

12 February 2018

A G E N D A

P107/17-18 Apologies for Absence

Members are reminded that the LGA 1972, S85 states that apologies for absence must be received prior to a meeting.

P108/17-18 Temporary Co-option

All Councillors in attendance to be temporarily co-opted onto Planning Committee (if not already a member) for this meeting only.

P109/17-18 Declarations of Interest

To declare the existence and nature of any Disclosable Pecuniary Interest, other Pecuniary Interest or Non-Pecuniary Interest relating to items on the agenda having regard to the Code of Conduct for Members and having taken appropriate advice where necessary before the meeting.

P110/17-18 Confirmation of Minutes

To confirm the minutes of the meeting held on 22 January 2018.

P111/17-18 Introduction – Chair

Land adjacent to Watering Farm, Coggeshall Road

The agent of the above proposed development will be briefing the Parish Council regarding the current planning application which has been submitted to BDC and which will be considered by the Parish Council under agenda item P117/17-18. This briefing is in line with the Localism Act 2011, which includes a duty on developers to consult with local communities during the application process, and as such, it is proper for Parish Councillors to play an active part in these discussions.

The Purpose of this briefing is for us to learn more about the development proposal and is given without prejudice to the Parish Council's response to the formal consultation.

P112/17-18 Presentation by Andrew Hiorns (Parker Strategic Land Limited)
Proposed Development Land adjacent to Watering Farm, Coggeshall Road
 Presentation in respect of planning application 17/02271/OUT.

P113/17-18 Parish Council Questions

P114/17-18 Questions from the Public
 Maximum of 3 minutes per person.

P115/17-18 Matters for Report
 To report any further significant information on matters which have been previously discussed, in addition to those which may already be included on the agenda.

P116/17-18 To note decisions taken under delegated powers
17/01979/OUT Land Cranes Outline planning permission for
Lane up to 125 dwellings and up to
 2000 m² of employment
 floorspace (Class B1) –
 additional information

The Parish Council feel that the further information submitted, titled 'Acoustic Report', does very little to improve the case for this site being approved with outline planning permission.

The reports show that there is a significant need to consider acoustic levels, which are being shown as very high and of very great concern regarding the building of residential properties. Mitigation of the issue is not specified, even though the applicant states that detail does not need to be put forward at this stage of the process, it seems that this is such a significant issue for this site and as such, should be fully investigated before any decision is made.

Putting forward the views that noise levels can be recorded with closed windows, to ensure that the dwellings 'pass the test' is not going to create a sustainable dwelling for the eventual occupants, who are not going to want to live in a house where they can't open certain windows due to outside noise levels.

With the possibility of further road building/widening in this area, the noise levels, along with the railway line, will only increase over time, making any tests that are undertaken now be superseded by events in the not too distant future.

The Parish Council therefore reiterates its objection to this site as being an unsuitable location for the development of residential dwellings for the reasons stated in our previous submissions and those stated above.

P117/17-18 Planning Applications

To consider the plans received.

17/02271/OUT Land adj to Outline application for up to 41
Watering Farm, dwellings, open spaces and
Coggeshall Rd parkland with access from
 Coggeshall Road (access to be reserved)

18/00126/PLD 60 Riverside Application for a proposed lawful
Way development certificate – to
 convert half of the existing
 double garage space to extend
 kitchen/dining room etc

For information only, comments not sought.

18/00032/TPOCON **155 High Street** Application to carry out work on trees affected by the Conservation Area

18/00079/LBC **The Old School House,
1 Maldon Road** Changes to the heating system

18/00036/TPOCON **Aisling House,
Swan Street** Application to carry out work on trees affected by the Tree Preservation Order

P118/17-18 **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.**

P119/17-18 **Enforcement Issues**
None.

P120/17-18 **Other Correspondence**
120.1 **Draft Maldon District Renewable & Low Carbon Technologies Supplementary Planning Document Consultation 29 Jan – 9 Mar 2018**
To consider and comment.

P121/17-18 **Date of Next Meeting**
Monday 19 March 2018 in the Council Chamber.