

# Kelvedon Parish Council

The Old Bank, 63 High Street, Kelvedon, Essex, CO5 9AE

## Planning Committee

### Minutes

of the meeting held  
20 November 2018

**Present:** Cllr Astley (Chair), Cllr Goode, Cllr Anderson, Cllr Jayatillake, Cllr Martin, Cllr Minns, Cllr Ormond, Cllr Pilbeam, Cllr Tremain

Two members of the public

P Potter, Parish Clerk

**P59/18-19 Apologies for Absence**

None

**P60/18-19 Declarations of Interest**

None

**P61/18-19 Confirmation of Minutes**

It was Proposed Cllr Jayatillake, Seconded Cllr Minns and unanimously Resolved that the minutes of the meeting held on 16 October 2018 are a true record and were signed accordingly.

**P62/18-19 Public Discussion**

A member of the public attended to ask the Planning Committee to explain the reasons behind their objection to application number 18/01833/FUL – Land known as Snowlings Paddock. The Committee explained that as the proposed new dwelling would be outside the Village Development Boundary, it was contrary to policy. The applicant asked why this stance was being taken now, when a similar application in the recent past was not objected to. The Committee explained that circumstances had changed within the parish, with the pressure of development, of almost 670 dwellings being proposed, that they are taking a firmer view on further new development, especially if it is outside the boundary and in the countryside. There is concern that by continued infilling development, the outlying patches of housing will merge and create a coalescence between these satellites and the main village, eroding the green spaces which currently exist between the two. The merits of whether a more eco-home application would have been more favourable were discussed and the Committee said that this would have been considered more closely, but the application being outside the boundary continues to be contrary to policy.

**P63/18-19 Matters for Report**

None.

**P64/18-19 To note decisions taken under delegated powers**

These were noted by the Committee:

**18/01896/FUL: 8 The Chase - Single storey rear extension**

No comment, no objection

**18/01889/FUL: Maclay Cottage, Coggeshall Road, Renewal of approved application 15/01256/FUL : Conversion and extension of existing garage annexe outbuilding to proposed garden annexe for use as home office facility to main dwelling.**

In the light of the detached nature of the existing garage and its distance from the main dwelling, the Parish Council would suggest that a condition be imposed by BDC to restrict its use solely as a garden annexe for use as a home office and therefore prevent the building being sold off as a separate dwelling in the future.

**18/00274/TPOCON: 24 Church Street - Notice of intent to carry out works to tree in a Conservation Area:**

Kelvedon Parish Council's Tree Warden unable to comment as occupier not available to allow a viewing of the tree in question.

**18/00305/TPOCON: 5 Canonium Mews - Notice of intent to carry out works to trees in a Conservation Area**

It was recommended that no objection is made to this application.

**18/00277/TPOCON: 181 High Street - Notice of intent to carry out works to tree in a Conservation Area - T1 Plum:**

The Parish Council's Tree Warden met the applicant and viewed the tree. It was recommended that no objection is raised to this application.

**P65/18-19**

**Planning Applications**

To consider the plans received.

**18/01938/FUL: 102 High Street - Proposed change of use from office use (Class B1a) to a dwelling house (Class C3).**

It was Proposed Cllr Astley, Seconded Cllr Martin and unanimously resolved not to object to this application but to comment that the plaque/citation stone on the front of the building should be retained, or if removed this should be moved to the Local History Museum.

**18/01933/FUL: The Clock House, Felix Hall Park, Hollow Road - Children's play area in rear garden.**

It was Proposed Cllr Martin, Seconded Cllr Goode and unanimously Resolved to make no comments and no objections.

**18/01968/LBC: Felix Hall, Felix Hall Park, Hollow Road - Repair, refurbishment and internal alterations and extensions to Felix Hall (amendments to previously approved application 14/00255/LBC)**

It was Proposed Cllr Martin, Seconded Cllr Goode and unanimously Resolved to make no comments and no objections.

**18/01875/FUL: Kelvedon St Mary's Church of England Primary School, Docwra Road - Installation of all-weather play ground**

Having taken concerns from a member of the public into account and having been satisfied that it is not the school's intention to hire the facility to outside organisations, it was Proposed Cllr Astley, Seconded Cllr Tremain and unanimously Resolved to make no comments and no objections.

**18/01787/LBC: 4-8 High Street (evens)**

It was Proposed Cllr Tremain, Seconded Cllr Goode and unanimously Resolved to support this application.

**18/00304/TPOCON: 4 Millers Gardens, Church Street**

This application is for routine maintenance and therefore no objection and no comments.

**ESS/36/17/BTE: Land at Rivenhall Airfield, Coggeshall Road, Braintree**

Full planning application to increase stack height. The Parish Council objected to the previous consultation and feel that this is a further substantial change. It was Proposed Cllr Minns, Seconded Cllr Astley and unanimously Resolved to object to this application as unacceptably visually intrusive and reiterate the objections as submitted previously.

**ESS/37/17/BTE: Land at Rivenhall Airfield, Coggeshall Road, Braintree - Continuation of Integrated Waste Management Facility**

It was Proposed Cllr Minns, Seconded Cllr Astley and unanimously Resolved to object to this application, as previously submitted.

**P66/18-19 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.**

None

**P67/18-19 Enforcement Issues**

None.

**P68/18-19 Other Correspondence**

**68.1 Open Spaces Action Plan 2019**

The annual review of the OSAP was undertaken and it was Proposed Cllr Jayatillake, Seconded Cllr Minns and unanimously Resolved that no changes are currently required.

**P69/17-18 Date of Next Meeting**

18 December at 8.00 pm in the Council Chamber.

Signed .....

Date .....