

Kelvedon Parish Council

The Old Fire Station, 102 High Street, Kelvedon, Essex, CO5 9AA

The next meeting of the
Planning Committee

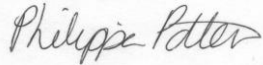
will be held on

**Wednesday 19 April 2017
at 7.30pm**

in the Council Chamber, 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

10 April 2017

A G E N D A

P125/16-17 Apologies for Absence

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

P126/16-17 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.

P127/16-17 Confirmation of Minutes

To confirm the minutes of the meeting held on 20 March 2017 and to sign the February minutes.

P128/16-17 Public Discussion

The public are invited to discuss issues within Kelvedon – **3 minutes maximum each person.**

P129/16-17 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.

129.1 Application no: 16/02139/FUL

Former Barclays Bank, 63 High Street

Change of use to allow a flexible use between Class A1, A2 or B1 on the ground floor with one, 2 bedroom apartment on the first floor with a first floor rear extension & associated external works

(Revised Plans)

No comment, no objection (dealt with at March Full Council).

P130/16-17 To note decisions taken under delegated powers

17/00108/TPOCON 3 Millers Application to carry out work on
Gardens trees affected by the
Conservation Area

The Council's Tree warden met with the householder at his home address on two occasions on the 5th and 6th of April.

On the first visit the tree was identified as a Common Juniper (*Juniperus communis*) but did not appear to be a correct identification for a number of reasons eg :- too high, wrong bark type and leaf colour. The householder was advised that the Tree Warden wanted to try and identify the tree and would therefore visit the next day. It is noted that whoever completed the application form was also confused as to the trees type/specimen. Having checked with a number of reference books and on-line descriptions provided by the RHS and The Tree Council the Tree Warden revisited the following day.

The tree sits in the corner of the garden that is in a secluded cul de sac off Church Street and does form part of that or any roads "street scene". The tree has previously been topped out at the crown but is still in excess of 10mtrs tall with a spread in excess of 7mtrs. The tree, in my view is of an indeterminate type of conifer that may be of the fast-growing specimens used by property developers of the 70's and 80's when the house was built. The householder, if permission to fell is granted, would like to plant a native specimen tree in place of the existing tree.

The tree has become the dominant garden feature for both the householder and that of the immediate neighbours, with branches near to the roof and walls of both houses.

It is recommended NO OBJECTION by the Kelvedon Parish Council.

17/00120/TPO **161 High Street** Application to carry out work on trees affected by the Tree Preservation Order

The Council's Tree Warden visited the property on 07/04/17 but the householder was not present. The Yew tree in question is clearly visible from the roadside and as stated in the application is a clear hazard to both pedestrian and vehicular traffic. The Council's Tree Warden will arrange to advise the householder that the work is best managed by a certificated tree surgeon.

The Council's Tree Warden recommends NO OBJECTION by the Parish Council to the work required but request the work is carried out by a professional

P131/16-17 Planning Applications

To consider the plans received.

17/00418/OUT & Land west of SFMF001 Kelvedon Station, Station Road Application for outline planning permission with some matters reserved – Proposal of up to 250 new dwellings with all matters reserved except the means of access from the public highway which is proposed via an improved access off Coggeshall Road, including the demolition of two properties (Kings Villas) to facilitate the access

17/00117/TPOCON **Brimpton Hse, 59A High Street** Application to carry out work on trees affected by the Conservation Area

17/00076/FUL **Kelvedon Hse, 86 High Street** Proposed conversion of existing building into 6 no. flats and

erection of 3 no. dwellings:
including access, parking,
amenity space and the
demolition of an existing
outbuilding (revised plans)

17/00042/FUL **15 Newtown, Coggeshall Road** Erection of porch to front

17/00207/FUL **4 Fullers Close** Erection of two storey side extension

P132/16-17 **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.**

P133/16-17 **To note the decisions made by:
133.1 Braintree District Council**

P134/16-17 **Enforcement Issues**
None.

P135/16-17 **Other Correspondence**
135.1 Maldon District Local Development Plan Consultation
Deferred from March Planning Committee meeting.

P136/16-17 **Date of Next Meeting**
To be agreed.