

# Kelvedon Parish Council

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

## PLANNING COMMITTEE

to be held on

**Monday 20 February at 8.00pm**  
in the Small Hall, to the rear of Kelvedon Institute

To: Cllrs Anderson, Astley, Buttery, L Humpington, Jayatillake, Lancashire, Minns, Pilbeam & Tremain  
& any Cllrs wishing to attend

Members of the Planning Committee are summoned to attend the above meeting, to transact the business shown in the agenda.

Members are reminded to declare any disclosable pecuniary or non-pecuniary interests at item P105/16-17, or as they arise on the agenda.

The public and press are welcome to be present.

**Please note that this meeting may be recorded**

*Philippa Potter*  
Parish Clerk

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### A G E N D A

**P103/16-17 Apologies for Absence**

To receive any apologies for absence.

**P104/16-17 Temporary Co-option**

All Cllrs in attendance to be temporarily co-opted onto the Planning Committee for this meeting only.

**P105/16-17 Declarations of Interest**

The Chairman to invite Councillors to declare any appropriate disclosures.

**P106/16-17 Confirmation of Minutes**

To confirm the minutes of the meeting held on 16 January 2017 and to sign the minutes of the December meeting (agreed but not signed).

**P107/16-17 Introduction – Chair**

**Land off Coggeshall Road**

The agent for the above development will be briefing the Parish Council regarding a proposed planning application, to Braintree District Council, at this meeting. This briefing is in line with the Localism Act 2011, which includes a duty on developers to consult with local communities before submitting their application, 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. There will not be any decisions made regarding this, as it is an information gathering exercise for both Parish Councillors and residents, prior to the submission of the planning application to BDC, not a determination of the Parish Council's response.

Members of the public are entitled to speak for no longer than 3 minutes during a Planning Committee meeting, at the appropriate item on the agenda, to seek clarification on the information put to them during the presentation and Parish Councillor questions. However, this meeting is not intended to be a public debate on the merits or otherwise of the proposal.

Once a planning application has been submitted to BDC, a public consultation will be held, in order to seek the views of the public before the Parish Council submits its own response. This will be advertised at the appropriate time. At that stage, any member of the public will also be able to submit their views and comments to BDC directly. Please be reminded that the Parish Council is a statutory consultee on planning applications and the final decision in all planning matters rests with BDC.

We trust that this clarifies the purpose and format of the Planning Committee meeting.

- P108/16-17 Presentation by Andrew Hiorns Ltd**  
**Proposed development Land off Coggeshall Road**  
Presentation by developer prior to intended submission of planning application.
- P109/16-17 Parish Council Questions**
- P110/16-17 Questions from the Public**  
Maximum of 3 minutes per person.
- P111/16-17 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.
- P112/16-17 To note decisions taken under delegated powers**  
**112.1 Application no. 17/00025/TPO**  
**Hobbits, 159 High Street**  
The Parish Council's Tree Warden met with the owner at his premises on the morning of Tuesday 24/01/17 and noted the trees to which the application related. The Holly and the Leylandii sit behind the owner's boundary wall facing the High Street from behind a large Oak tree on the small village green area. The two trees are young but significant in size. They sit in the corner of the property next to a mature Yew tree which is located in a neighbour's garden. Whilst they are set back they do form part of the street scene. The trees are "strangling" each other and the group of trees are over populating a small space.  
The third evergreen tree sits back from the High Street on a boundary with a neighbour's driveway. The tree severely overhangs the neighbour's drive and has become a general obstacle as it is also very close to the garage wall and brushes the garage roof of the owner's property. I would suggest that to raise the canopy only would cause the "unremarkable" tree to become an eyesore.  
The Tree Warden recommends no objection to the removal of the evergreen

tree but recommends that BDC seeks the replacement of the Leylandii and Holly with a suitable native tree should the trees removal at the front of the property be granted.

NB: The owner is a very responsible custodian of some very significant specimen trees on other parts of his property it is recommended that Braintree's tree officer inspects the site prior to any decision being taken.

**P113/16-17 Planning Applications**

To consider the plans received.

**17/00076/FUL Kelvedon House,  
86 High Street**

Proposed conversion of existing building into 6 no. flats and the erection of 4 no. dwellings: including access, parking, amenity space and the demolition of an existing outbuilding

**17/00061/FUL Walnut Cottage,  
125 High Street**

Removal of metal railings and gate, increase height of existing wall and insert external door to separate driveway and garden

**17/00165/FUL 2 Smallholdings,  
Ewell Hall Chase,**

Proposed demolition of existing single storey rear extension and erection of new front porch, a two-storey side extension and part two storey, part single storey rear extension to create larger family kitchen and living space and additional master bedroom on the first floor

**17/00118/FUL Land rear of 3 to 9 New  
Road**

Erection of 3 no. dwellings with a total of 8 no. parking spaces, including new improved shared access with the Labour Club

**17/00207/FUL 4 Fullers Close**

Erection of two storey side extension

**P114/16-17 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.**

**P115/16-17 A12 Chelmsford to A120 Widening Scheme Consultation**  
To agree the Parish Council's response to the consultation.

**P116/16-17 A120 Braintree to A12 Consultation**  
To agree the Parish Council's response to the consultation.

**P117/16-17 To note the decisions made by Braintree District Council**

**P118/16-17 Enforcement Issues**  
None.

**P112/16-17 Other Correspondence**  
**112.1 Rivenhall Integrated Waste Management Facility**

Briefing note.

**P112/16-17** **Date of Next Meeting**  
Monday 20 March 2017 at 7.30 pm.