

# Kelvedon Parish Council

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

## PLANNING COMMITTEE MINUTES of the meeting held Monday 20 February

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**Present:** Cllrs Martin, Buttery, Anderson, Astley, Humpington, Jayatillake, Lancashire, Minns, Pilbeam, Tremain  
Members of the public: 14  
Andy Hiorns and three other representatives from Andrew Hiorns Town Planning

**P103/16-17 Apologies for Absence**  
None

**P104/16-17 Temporary Co-option**  
All Councillors in attendance were either Committee members or ex-officio.

**P105/16-17 Declarations of Interest**  
None

**P106/16-17 Confirmation of Minutes**  
It was Proposed Cllr Lancashire, Seconded Cllr Astley and unanimously agreed that the minutes of the meeting held 16 January 2017 were a true record and were signed accordingly.

**P107/16-17 Introduction – Chair  
Land off Coggeshall Road**  
Cllr Humpington reiterated the basis for this meeting and reminded the public that comments would be taken after the presentation by Andy Hiorns and limited to 3 minutes per person, for a 15 minute period. It was also stated that analysis and commentary on the proposals would be undertaken at a meeting held after the actual planning application for this site is submitted to Braintree District Council (BDC).

**P108/16-17 Presentation by Andrew Hiorns Ltd  
Proposed development Land off Coggeshall Road**  
The Agent for the landowner, Andrew Hiorns, presented the current proposals for Station Field, at Monks Farm and explained that they are intending to submit an outline planning application to BDC in the next few weeks. He outlined what the housing could look like, together with landscaping and details of the proposed access to and from the site.

Mr Hiorns advised that there will be information on the proposals on their website at [www.parker-monksfarm.co.uk](http://www.parker-monksfarm.co.uk), through which residents can comment directly and a leaflet with all relevant details would also be delivered to each property in Kelvedon and parts of Feering. He also agreed to seek instructions from their client regarding consulting with the Neighbourhood Plan Group on design details.

**P109/16-17 Parish Council Questions**

**P110/16-17 Questions from the Public**

Parish Councillors and members of the public then asked questions of Mr Hiorns, which are summarised below. These two items have been amalgamated for ease of understanding:

- Impact on infrastructure, roads, rail etc.
  - Part of the outline permission application encompasses a S106 agreement for a contribution towards infrastructure in the area, as well as mitigating the impact on health, education and community services. This is subject to negotiation between the proposer and Braintree District Council (BDC), as the local planning authority.
- Spacing of houses and retention of proposed green spaces:
  - The Design and Access statement submitted with the outline application will go through to the full planning application. If this were to be changed, the applicant would have to reapply for permission or an amendment to it.
- Noise deflection from the railway:
  - Mr Hiorns said that he would need to check the research undertaken on the modelling of the noise from the railway and its deflection by the buildings.
- Impact of increased traffic on Station Road – what assessments have been done?
  - Traffic surveys have been undertaken around the village, on roads and junctions. This includes a growth factor to elevate the current situation to future years and then potential traffic from the new development is added in. This is then put together in the Transport Assessment. The analysis of the traffic data indicated that the site would not cause the traffic to become significantly worse, but this was mainly due to the fact that it was already very congested – ‘it was a matter of degrees’. The Station Road/High Street junction has been looked at as part of this and ideas were put forward to Essex County Council (ECC) as to how this can be improved, however, ECC do not seem to think that there are any requirements at present to take this forward. Parking management on the site will need to be looked at in more detail, to ensure that the area was not able to be used by commuter parking, for instance.
- Landscaping:
  - The plans shown at this meeting are currently illustrative - any landscape proposals or requirements would be agreed at the full application stage.
- Type of housing:
  - There is an obligation under the planning system for an affordable housing requirement on each development and this will be agreed with BDC. The applicants would be happy to work with the Neighbourhood Plan group at the appropriate time both on this issue and with regard to a design guide.

The Chair thanked Mr Hiorns and his team for attending the meeting and outlining the current proposals.

The Parish Council confirmed that once they receive notification of the planning application, a public meeting of residents will be held, for the Parish Council to hear their views, prior to reaching a decision on their response at a subsequent Planning Committee meeting.

**P111/16-17 Matters for Report**

None.

**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

The Parish Council have noted the consultation responses received on this application, in particular the objection raised by Essex Highways, with regard to the access being of insufficient width and depth into the site, to enable vehicles to pass unopposed.

The Council has the same concerns and concurs with this view, in being that the access is too narrow for vehicles to be able to access and egress the site safely, especially to and from the High Street. This is further complicated with the presence of on-street parking along this stretch of the road, up to the dropped kerb on both sides.

The principle of development on this site as proposed, is unopposed, however, because the access issue is considered unsafe, the Parish Council OBJECTS to the application.

**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

No comment, no objection.

**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.

No comment, no objection.

**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

No comment, no objection.

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

Erection of two storey side extension

No comment, no objection.

**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.**  
None

**P115/16-17 A12 Chelmsford to A120 Widening Scheme Consultation**  
Councillors discussed the pros and cons of each proposed route and it was Proposed Cllr Lancashire, Seconded Cllr Jayatillake and unanimously agreed to respond by endorsing Option 4.

**P116/16-17 A120 Braintree to A12 Consultation**  
Councillors discussed the pros and cons of each proposed route and it was Proposed Cllr Lancashire, Seconded Cllr Minns and unanimously agreed to respond by endorsing Route A.

**P117/16-17 To note the decisions made by Braintree District Council**  
These were noted.

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

**P112/16-17 Other Correspondence**  
**112.1 Rivenhall Integrated Waste Management Facility**  
The briefing note was recently circulated to Councillors.

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