

KELVEDON PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Tuesday 12 September 2017 at 7.30 p.m. in the Council Chamber.

Chairperson: Cllr Jayatillake

Vice Chair: Cllr Lancashire

Cllrs present: Astley Goode Pilbeam

P47/17-18 Apologies for Absence

In accordance with the LGA 1972 (S85), apologies were received and accepted from Cllrs Anderson, Minns & Tremain.

P48/17-18 Declarations of Interest

Cllr Goode declared a non-pecuniary interest in agenda item P53/17-18 (application 17/00679/OUT, Land North of London Road), as he knows the landowner.

Cllr Astley declared a non-pecuniary interest in agenda item P53/17-18 (application 17/01424/AGR, Allshots Farm), as he knows the owner.

P49/17-18 Confirmation of Minutes

The minutes of the meeting held on 17 July 2017 were agreed and signed as a true record (proposed by Cllrs Pilbeam & Lancashire).

P50/17-18 Public Discussion

None present.

P51/17-18 Matters for Report

To note any further significant information on matters which have been previously discussed, in addition to those which may already be included on the agenda.

**16/01140/FUL Felix Hall, Felix Hall Park, Hollow Road
Erection of single storey dwelling adjacent to Felix Hall**

Committee noted that an appeal has been made to the Secretary of State against the decision of BDC to refuse to grant planning permission.

**ESS/07/16/BTE Bradwell Quarry, Church Road, Bradwell
Details pursuant to Condition 22 – Noise monitoring results for July 2017**

Committee noted that additional information had been submitted in relation to the application, but confirmed no response required.

P52/17-18 To note decisions taken under delegated powers

**17/01232/FUL Foster Disconnection & removal
Contracting Ltd, of 2 existing horizontal
Maldon Road bitumen storage tanks,
installation of 2 vertical
bitumen storage tanks as
part of ongoing use of
site as civil engineering
contractor's premises**

Committee noted that further to our letter of 27 July 2017, the Parish Council had received further information regarding this application and have withdrawn their original objection.

17/01110/NMA **Land rear of Thorne Road** Application for non-material amendment following grant of planning permission 14/01558/FUL

Committee noted no objection raised by the Parish Council but it would like to see high quality render being used and the colour chosen to match those found locally.

17/01111/NMA **Land at south east Church Road** Application for non-material amendment following grant of planning permission 14/01557/FUL

Committee noted no objection raised by the Parish Council but it would like to see high quality render being used and the colour chosen to match those found locally.

ESS/36/17/BTE **Land at Rivenhall Airfield, Coggeshall Rd, Braintree** Full planning application to increase stack height.

Committee noted that Kelvedon Parish Council OBJECTS to the application on the basis that the design of the development as it is now, is so different from the original application that the latest variation in particular if granted, would absolutely represent unacceptable planning creep.

Condition (56) attached to the current planning permission stating that the stack height should be no higher than 35m, was put in place by the former Secretary of State in 2010 following a review by the Planning Inspector of the full planning application process. It was noted in the inspector's report that: "A further application to ECC for an increase stack height would not meet the requirements for certainty and good planning as set out in national guidance". Approval of this application would clearly ignore Planning Inspectorate and Secretary of State decisions.

We would ask that EEC refuse this application and request that the applicant submits a completely new application for the whole development as per the design proposed now, so that it may be fully considered as a whole, following due process. Should EEC not be minded to request a new full application then we would request that EEC at least refer this application to the Planning Inspectorate and the Secretary of State for review of their original decision.

ESS/07/16/BTE/22/3 **Bradwell Quarry, Church Road, Bradwell** Details pursuant to Condition 22 – Noise monitoring results for July 2017

Committee noted no comment, no objection.

17/00264/TPO & 17/00260/TPOCON **Cedar House, 157 High Street** Application to carry out work on trees affected by the TPO/Conservation Area

Committee noted KPC Tree Warden unable to make contact with the

applicant.

P53/17-18 Planning Applications

17/00679/OUT Land north of London Road Application for outline planning permission, with all matters reserved, for a mixed-use neighbourhood development comprising up to 250 dwellings

It was Proposed Cllr Astley, seconded Cllr Pilbeam and unanimously agreed to object to this application, fundamentally on the basis that it would be contrary to current planning policy and the emerging Local Plan. Issues were raised regarding traffic and highways, the provision of amenities, retail units, health centre and school site, together with the fact that the allocation of housing being put forward by BDC in the emerging Local Plan has been agreed via an alternative site.

17/01424/AGR Allshots Farm, Woodhouse Lane Prior notification of agricultural or forestry development – erection of extension

For information only, comments not sought.

17/01383/FUL & 17/01384/LBC Fabia, St Mary's Square, High St Re-construction of single storey garage with rooms in the roof, second floor extension to rear and new single storey extension to rear

It was Proposed Cllr Lancashire, Seconded Cllr Astley and unanimously agreed to advise BDC that the Parish Council concurs with the response given by the Historic Buildings Consultant.

17/01168/FUL Ground Floor Office, Crofton House, Station Road Change of use of ground floor office to A1 and installation of French doors

No comment, no objection. Proposed Cllr Astley, Seconded Cllr Pilbeam and unanimously agreed.

17/01535/LBC Cockdrovers, 119 High Street Repair and replacement of render to front and left elevations

No comment, no objection. Proposed Cllr Astley, Seconded Cllr Goode and unanimously agreed.

17/01614/FUL 30A High Street Erection of proposed single storey garden room

It was Proposed Cllr Lancashire, Seconded Cllr Goode and unanimously agreed that the Parish Council did not object to the application but would ask that there is a condition imposed to ensure that the use of this building is ancillary to the main dwelling and cannot be sold off as a separate

dwelling.

P54/17-18 **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**

ESS/20/17/BTE **Bradwell Quarry, Church Road, Bradwell** Continuation of development permitted by ESS/07/16/BTE without compliance with condition 9d (additional information)

No comment and no objection. Proposed Cllr Lancashire, Seconded Cllr Pilbeam and unanimously agreed.

P55/17-18 **To note the decisions made by: Braintree District Council.**
55.1 Noted.

P56/17-18 **Enforcement Issues**
None.

P57/17-18 **Other Correspondence**
None.

P58/17-18 **Date of Next Meeting**
16 October 2017 in the Council Chamber at 7.30 pm.

Signed

Date