

KELVEDON PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday 17 July 2017 at 8.00 p.m. in the Council Chamber.

Chairperson: Cllr Jayatillake

Cllrs present: Astley Pilbeam

Also present: 1 member of the public

P34/17-18 Apologies for Absence

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

P35/17-18 Declarations of Interest

None.

P36/17-18 Confirmation of Minutes

The minutes of the meeting held on 19 June 2017 were agreed and signed as a true record (proposed by Cllrs Pilbeam & Jayatillake).

P37/17-18 Public Discussion

A member of the public spoke to give his views about the processes around the determination of the BDC Local Plan and the outline application for the Monks Farm site.

P38/17-18 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.

38.1 Application no: 17/00418/OUT

Location: Land West of Kelvedon Station, Station Road

Description: Application for outline planning permission with some matters reserved – Proposal for 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.

Committee members noted that the application will be considered by the BDC Planning Committee on 18 July at 7.15 pm.

38.2 Application no: 17/00733/FUL

Location: The Greys, Maldon Road

Description: Conversion of two linked barns into a residential annexe.

Committee members noted that this application has now been withdrawn.

38.3 Application no: 17/00599/FUL

Location: 201 High Street

Description: Installation of new flue to side extension

Committee members noted that the proposed flue has been relocated from the side to the rear of the building but raised no further comments and did not object to the proposal (proposed by Cllr Astley & seconded by Cllr Jayatillake).

38.4 Application no: ESS/16/17/BTET/SPO

Location: Bradwell Quarry

Description: EIA Scoping Request

Committee members noted the additional details received in respect of the approved outline restoration scheme.

P39/17-18

To note decisions taken under delegated powers

17/00198/TPOCON 117 High Street Application to carry out work on trees affected by the Conservation Area

The Parish Council's Tree Warden met with the owner occupier on the afternoon of Tuesday 11th July and viewed the tree which is a Holly located in the garden to the rear of number 117 High Street, Kelvedon. The tree is not visible from the road and does not form part of any street scene. It is approximately 30-35ft tall and has become misshaped as well as sitting very close to a number of "conserved" outbuildings. The work requested will allow the tree to return to a traditional shape, increase its stability and reduce its potential to damage to the "conserved" outbuildings. The Tree Warden, therefore, recommends NO OBJECTION on behalf of the Parish Council.

P40/17-18

Planning Applications

17/01130/LBC 139 High Street External repainting.

The Parish Council support the comments made by the Historic Buildings Consultant in respect of the proposed grey colour being uncharacteristic of historic render colours.

Objection.

(proposed by Cllr Astley & seconded by Cllr Pilbeam).

17/01185/COUPA The Old Fire Station, 102 High Street Notification for prior approval for a proposed change of use of building from office use (Class B1 (a) to a dwelling house (Class C3) – Parish Office to dwelling

For information only – comments not sought.,

17/01183/FUL 2 Smallholdings, Ewell Hall Chase Proposed demolition of existing single storey extension and erection of front porch, a two-storey side extension and single storey rear extension

No comment, no objection.

(proposed by Cllr Jayatillake & seconded by Cllr Astley).

17/012625/FUL 5 Observer Way Removal of existing flat roofed garage and erection of new detached pitched roof gym/games room in rear garden

No comment, no objection.

(proposed by Cllr Pilbeam & seconded by Cllr Astley).

P41/17-18

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

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, a school site, health centre, employment area, local retail area, open space and landscape buffers, with two accesses onto London Road

The Parish Council acknowledged receipt of the planning application and will be making arrangements for a public meeting to be held prior to the Council's response to the planning application being discussed at the planning committee meeting.

P42/17-18 **BDC Publication Draft Local Plan**
Following the date of the BDC planning committee meeting on the Monks Farm site (18 July 2017) a decision on KPC's response to the Publication Draft Local Plan would be made after the outcome of that meeting is known.

P43/17-18 **To note the decisions made by: Braintree District Council.**
43.1 Noted.

P44/17-18 **Enforcement Issues**
None.

P45/17-18 **Other Correspondence**
45.1 **Colchester Borough Council – Local Plan Consultation notification**
No comment.
45.2 **Maldon District Local Development Plan Inspector's Report**
Noted.

P46/17-18 **Date of Next Meeting**
September 2017 – date to be advised.

Signed

Date