

KELVEDON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE Held 18 December 2017

Present: Cllr Jayatillake (Chair), Astley, Goode, Minns, Pilbeam & Tremain

Two members of public

Mrs P Potter, Clerk

P83/17-18 Apologies for Absence

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

P84/17-18 Declarations of Interest

None declared.

P85/17-18 Confirmation of Minutes

It was Proposed Cllr Goode, Seconded Cllr Tremain and unanimously agreed that the minutes of the meeting held on 20 November 2017 are a true record and were signed accordingly.

P86/17-18 Public Discussion

A member of public made a representation in respect of the Cranes Lane planning application, voicing concerns that the proposed access road into the site is not suitable. The road is a small lane which is sited off London Road not long after traffic has left the A12 slip road. Traffic is still travelling quite fast at this point, which could cause problems with traffic accessing and egressing at this junction, especially if queues build up.

The Chairman agreed to bring forward the following item on the agenda:

17/01979/OUT Land Cranes Lane Outline planning permission for up to 125 dwellings and up to 2000 m² of employment floorspace (Class B1).

This application is proposing the development of 125 dwellings, which would be built outside the village envelope and contrary to the current and emerging Local Plan. Taken on its own merits, the application would create a 'satellite' settlement which does not form part of the main village and would be out on its own. This would create a separate community away from the village, from which residents would need to drive to access central amenities and transport links, including the railway station and High Street shops and services. This would create more traffic and parking issues in the already congested High Street, which would add to the existing problems.

If taken into consideration against the possible development along London Road, currently pending a decision by BDC, the addition of a further 125 dwellings represents development creep further and further out of Kelvedon, which is not desirable for the reasons above. The Parish Council feel that this represents significant harm to the character and sustainability of the village, creating an area of housing which would not be cohesive with the current community or encourage integration. There are also concerns regarding the treatment of and mitigation around various listed buildings and barns which this development would impact on.

It was therefore Proposed Cllr Minns, Seconded Cllr Astley and unanimously Resolved to object to the application on the grounds outlined above.

P87/17-18 Matters for Report

17/01701/FUL 11 Newtown, Coggeshall Road Erection of two storey rear extension and internal remodelling (revised/additional plans)

The planning committee noted the revised drawings and agreed that BDC be advised that their original comments still stand.

P88/17-18 To note decisions taken under delegated powers

17/00371/TPO 1 Canonium Mews CON Notice of intent to carry out work to trees in a Conservation Area

The Parish Council's Tree Warden was able to view the trees mentioned from the roadway. It is considered that the tree work mentioned is appropriate for good arboreal management and will not have a negative impact on the street scene. Recommendation NO OBJECTION.

P89/17-18 Planning Applications

17/02121/FUL 48 Fullers Close Erection of first floor rear extension

No comment, no objection.

P90/17-18 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.

17/02106/FUL 8 Widgeon Place Erection of front two storey extension

No comment, no objection.

P91/17-18 To note the decisions made by Braintree District Council

These were noted.

P92/17-18 Enforcement Issues

None.

P93/17-18 Other Correspondence

93.1 NEGC Issues and Options and Sustainability Appraisal Consultation

The planning committee members agreed to defer this to the January meeting of the Full Council.

P94/17-18 Date of Next Meeting

22 January 2018 in the Council Chamber at 7.30 pm.

Signed

Date