

**KELVEDON PARISH COUNCIL**

**PLANNING COMMITTEE**

**Minutes of the meeting held on Monday 22 May 2017 at 8.00 p.m. in The Institute small hall.**

**Cllrs present:** Cllr Anderson                      Cllr Astley                      Cllr Martin  
Cllr Pilbeam                                      Cllr Tremain

**Also present:** Karl O'Brien (Barkley Projects)  
Michael Smith (Architectural Planning Consultant)  
21 members of public

**P1/17-18                      Election of Chairperson for 2017-18**  
It was agreed to defer this item to the June meeting. The Council's current Chairman, C Martin, agreed to take the Chair for this meeting only.

**P2/17-18                      Appointment of Vice Chairperson for 2017-18**  
It was agreed to defer this item to the June meeting.

**P3/17-18                      Apologies for Absence**  
In accordance with the LGA 1972 (S85), apologies were received and accepted from Cllrs Hooper, Jayatillake, Lancashire & Minns.

**P4/17-18                      Temporary Co-option**  
This was not required as all those present were either members of the Planning Committee or ex-officio members.

**P5/17-18                      Declarations of Interest**  
None.

**P6/17-18                      Confirmation of Minutes**  
The minutes of the meeting held on 19 April 2017 were agreed and signed as a true record (proposed by Cllr Pilbeam and seconded by Cllr Tremain).

**P7/17-18                      Introduction – Chair**  
**Land off London Road**  
Cllr Martin reiterated that the basis for this meeting was to learn more about the proposal for London Road and would be completely without prejudice to the Parish Council's response to the planning application. It was confirmed that a date would be set for a public meeting to be held, to gauge public opinion, as soon as the application is validated by BDC. This will inform the Parish Council's response to the application, which will be agreed by the Planning Committee at the next available meeting.

**P8/17-18                      Presentation by Karl O'Brien (Barkley Projects)**  
**Proposed development – land off London Road (Kelvedon 337)**  
Karl O'Brien explained that an application had been submitted to BDC, for outline planning permission, but which was currently awaiting validation.  
  
Mr O'Brien reported that, since the public consultation held in 2016, changes had been made to the original plan, which reflected the views and comments made by the public at the time. In particular the proposed country park had been removed as there was no appetite for it.

An increased buffer zone had been included between the existing London Road properties and the new development, as well as the inclusion of a health clinic and some retail space.

Those present were advised that discussions were ongoing with both the existing school and the Kelvedon & Feering Health Centre regarding the possible inclusion of these facilities within the site. No specific detail was given with regard to retail space, as they would prefer to take views from local residents as to their preferences.

Any employment included on site would be designated as office use rather than industrial.

Proposed housing at the detailed planning stage would very likely require a mix of house types of no more than two storeys in height and of low density. In line with planning policy an affordable element would need to be included which may be affordable rental, shared ownership or discount market housing.

**P9/17-18**

**Parish Council Questions**

The following points were raised:

- Cllr Pilbeam queried how the proposed health clinic would be funded. It was noted that it would be built by Barkley Projects and leased back to the health clinic.
- Cllr Pilbeam queried how the school would be funded and it was noted that this would most likely be funded from the S106 agreement with the possibility of the new school hall being used additionally for community purposes.
- Cllr Martin queried the density of housing. Mr O'Brien responded that it would most likely be around 27/28 per hectare on average.
- Cllr Martin asked if local bus providers might consider re-routing their existing services through the new development but it was advised that ECC were not keen to increase the length of the existing bus journey times.

**P10/17-18**

**Questions from the Public**

The following questions were raised:

1. Are roundabouts proposed along London Road?
  - A. ECC wish to keep traffic moving as quickly as possible and so were not in favour of roundabouts being put in.
2. How much affordable housing for next generation?
  - A. Up to 40% will be affordable., in accordance with planning policy.
3. Concern raised about additional traffic being generated through the village.
  - A. Traffic will inevitably increase through the village, but future A12/A120 proposals should help alleviate some of this.
4. The distance of the health clinic/pharmacy from village centre was raised as a concern.
  - A. Ample parking will be provided at the clinic. Parking will be easier than it is at the present site.
5. What is to stop the housing density being increased at later, detailed stage?
  - A. There is nothing to stop this number changing, however, BDC have identified 250 houses for this site, in keeping with the scale of the village. Mr O'Brien said that BDC tend to prefer lower density schemes in villages.

6. Would affordable housing be available as priority for those with local connections to village?  
 A. Mr O'Brien said that ideally, yes.

The Chairman thanked Mr O'Brien and his team for the presentation.

**P11/17-18 Matters for Report**  
 None.

**P12/17-18 To note decisions taken under delegated powers**  
**17/00599/FUL 201 High Street** Installation of new flue to side elevation  
 The Parish Council do not object in principle to this application. However, concern is expressed regarding the potential noise impact from the proposed fan, to the neighbouring property as this is to be constructed in a fairly narrow walkway. The Parish Council would welcome consideration/mitigation of this issue if possible.

**P13/17-18 Planning Applications**

**17/00747/HHPA 24 Riverside Way** Erection of single storey rear extension. Extension will extend beyond rear wall of the original house by 3.5m with a maximum height of 3.3m and 2.2m to the eaves of the extension.

Noted – for information only, no comments required.

**17/00143/TPOCON St Dominics Residential Home, London Road** Application to carry out work on trees affected by the Conservation Area at the above address

The Council's Tree Warden visited the site of the trees referred to in application 17/00143/TPOCON at St Dominic's Residential Care Home on 21<sup>st</sup> May 2017 and met with the staff who identified the trees in question. It is considered that the work to be done is remedial and is designed to maintain the good health and structure of the 2 trees. The trees, whilst being large, are not part of the street scene.

The Council therefore recommends NO OBJECTION to the proposal.

**17/00151/TPOCON Walnut Tree Cottage, Orchard Road** Application to carry out work on trees affected by the Conservation Area

The Council's Tree Warden visited the site of the tree referred to in application 17/00151/TPOCON at Walnut Tree Cottage, Orchard Road on 21<sup>st</sup> May 2017 and met with the owner who identified the tree. The work to be done is remedial (previously carried out 4 years ago) and will maintain the health and structure of the tree.

The Council therefore recommends NO OBJECTION to the Proposal.

**17/00148/TPOCON Cobbins, 15 High Street** Application to carry out work on trees affected by the Conservation Area

Tree Warden unable to make contact.

**17/00733/FUL & The Greys,** Conversion of two linked

**17/00734/LBC**                      **Maldon Road**                      barns into a residential annexe

The Council recommends no objection in principle subject to the inclusion of a condition stipulating that the annexe remains ancillary to the main dwelling within the residential curtilage and used for this purpose. The dwelling should not be sold off as a separate residence in the future.

**17/00076/FUL**                      **Kelvedon House, 86 High Street**                      Proposed conversion of existing building into 6 no. flats and the erection of 3 no. dwellings; including access, parking, amenity space and the demolition of an existing outbuilding (revised plans)

The Parish Council have noted the revised plans and the consultation responses received on this application so far, in particular the objection raised by Essex Highways, with which they concur. The objection raised is that the access is of insufficient width and depth into the site to enable vehicles to pass unopposed and as such could not access and egress the site safely, to and from the busy High Street. This is further complicated with the presence of on-street parking up to the dropped kerb on both sides.

The Parish Council have also been consulted by two residents from Argyle Court, Kelvedon, about this application, who have submitted their representations to BDC. The Council agrees that these objections need to be taken into account and addressed when the decision is being made.

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

**P14/17-18**                      **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**  
None.

**P15/17-18**                      **To note the decisions made by: Braintree District Council.**  
15.1                      Noted.

**P16/17-18**                      **Enforcement Issues**  
None.

**P17/17-18**                      **Other Correspondence**  
17.1                      **Draft Maldon District Design Guide Public Consultation Monday 22 May – Friday 30 June 2017**  
Noted.

**P18/17-18**                      **Date of Next Meeting**  
To held on Monday 19<sup>th</sup> June 2017 – 7.30 pm in the Council Chamber.

**Signed** .....

**Date** .....