

Kelvedon Parish Council

The Old Bank, 63 High Street, Kelvedon, Essex, CO5 9AE

Planning Committee

Minutes

of the meeting held

15 October 2019

Present: Cllr Goode (Chaired), Cllr Anderson, Cllr Jayatillake, Cllr Joshua, Cllr Leach, Cllr Minns, Cllr Pilbeam
P Potter, Parish Clerk

P35/19-20 Apologies for Absence
Apologies were received and accepted from Cllr Ormond and Cllr Tremain.

P36/19-20 Declarations of Interest
None

P37/19-20 Confirmation of Minutes
It was Proposed Cllr Jayatillake, Seconded Cllr Joshua and unanimously Resolved that the minutes of the meeting held on 17 September 2019 are a true record and were signed accordingly.

P38/19-20 Public Discussion
None

P39/19-20 Planning Applications
To consider the plans received:

**39.1 Application No: 19/00679/REM - Land West of Kelvedon Station
Application for approval of reserved matters following outline approval
17/00418/OUT**

It was accepted that, subject to a few issues, the designs for the houses are significantly improved on the previous versions, particularly with regard to the addition of some elevational interest, and as such, no objection was raised.

However, with regard to the proposed strip of public open space (POS), to the side of plot 1 up to the boundary of the existing house is not in an appropriate location, being a narrow strip between two house boundaries, for reasons of designing out crime. The strip should therefore be included within the private space of plot 1 and clearly fenced as such. The POS extends to the front of plot 1 to alongside the access road, however a clear delineation between public and private ownership should be made, if this area is going to be retained as POS. Ideally a low to medium height native hedge (0.6-1.2m) that can be maintained on the POS side of the ownership boundary between public and private could be used to make that delineation. This would be in preference to a fence or wall feature.

The 'stripes' of hedgerows opposite the houses are quite an 'urbane proposal' and out of character with a rural setting. There are still the striped hedges on either side in beech and holly, neither of which are prevalent in Essex and not in our river landscape character area, with no reference to any other local feature. Something appropriate would be willow stools, which would be more in keeping, and a revised landscape proposal should be sought for this area.

Therefore, it was Proposed Cllr Joshua, Seconded Cllr Jayatillake and unanimously resolved that the Parish Council supports this application, but asks that the comments regarding the open space and landscaping be taken into account with Officer's deliberations.

**39.2 Application No: 19/00243/TPOCON – The Red House, Church Street
Notice of intent to carry out work to trees in a Conservation Area**

It was Proposed Cllr Pilbeam, Seconded Cllr Minns and unanimously resolved to make no comments and no objection to this application.

**39.3 Application No: 19/00261/TPOCON – Ormonde House, 105 High Street
Notice of intent to carry out works to trees in a Conservation Area**

It was Proposed Cllr Pilbeam, Seconded Cllr Jayatillake and unanimously resolved to make no comments and no objection to this application.

P40/19-20 To note decisions taken under delegated powers

None.

P41/19-20 Late applications received after the agenda was published

None

P42/19-20 BDC Open Spaces Action Plan 2020

This document will shortly be required to be updated and in anticipation of this, the Committee agreed to make the following revisions:

- Add Stoney Flint Allotment and Kingfisher Way open spaces, to improve access, facilities and amenity.
- Remove references to open space at Church Road and Church Street.
- Amend reference for Recreation Ground to include the words 'community building'.

P43/19-20 KPC Local Plan Sub-Committee

It was Proposed Cllr Goode, Seconded Cllr Joshua and unanimously resolved to create a Local Plan Sub-Committee to consider issues arising from the Local Plan process and make recommendations to the Planning Committee and full Parish Council on responding to consultations and related applications.

P44/19-20 Date of Next Meeting

19 November 2019 at 8.00 pm in the Council Chamber.