

Kelvedon Parish Council

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

Planning Committee Minutes

of the meeting held via ZOOM

9 June 2020

- Present:** Cllr Goode, Cllr Caudwell-Smith, Cllr Jayatillake, Cllr Leach, Cllr Minns, Cllr Pilbeam
P Potter, Parish Clerk
- P2/20-21 Election of Chair for 2020-21**
It was Proposed Cllr Jayatillake, Seconded Cllr Minns and unanimously Resolved to elect Cllr Goode as Chair for the 2020/21 civic year.
- P2/20-21 Appointment of Vice-Chair for 2020-21**
As some Councillors were not able to join this meeting, it was agreed to postpone this item to the next meeting.
- P3/20-21 Apologies for Absence**
Apologies were received and accepted from Cllr Joshua, Cllr Anderson and Cllr Tremain.
- P4/20-21 Declarations of Interest**
Cllr Leach declared a non-pecuniary interest in Item 8.2, as The Angel is owned by her family.
- P5/20-21 Confirmation of Minutes**
It was Proposed Cllr Jayatillake, Seconded Cllr Leach and unanimously resolved that the minutes of the meeting held on 18 February 2020 are a true record and were signed accordingly.
- P6/20-21 Public Discussion**
None
- P7/20-21 Terms of Reference**
It was Proposed Cllr Minns, Seconded Cllr Leach and unanimously Resolved to adopt the Terms of Reference, as amended, subject to the adoption of the Planning Committee Scheme of Delegation by the Parish Council at the meeting being held on 16 June 2020.
- P8/20-21 Planning Applications**
To consider the plans received:
- 8.1 Application no: 20/00707/FUL – Land West of St Dominic’s Residential Home & The Cloisters**
Erection of a two-storey 21 bed care home, 13 x 1 bed close-care bungalows and a two-storey 12 x 1 bed close-care apartment block, together with associated resident and visitor parking spaces, amenity areas and access road.

It was Proposed Cllr Minns, Seconded Cllr Pilbeam and unanimously Resolved to support this application with a comment about the provision of space for parking and charging mobility vehicles.

8.2 Application no: 20/00749/FUL – The Angel Hotel, St Mary’s Square, High Street

Single-storey extension to existing outbuilding and provision of pitched roof, to be used as a food preparation area and cold store.

It was Proposed Cllr Jayatillake, Seconded Cllr Caudwell-Smith and unanimously Resolved to support this application.

P9/20-21 The following decisions taken under delegated powers were noted:

**9.1 Application no: 20/00311/HH – 12 Heron Road
Demolition of attached garage in connection with the erection of a single storey side extension and front porch**

No comment, no objection.

**9.2 Application no: 20/00405/HH & 20/00406/LBC – The Old Vicarage, Church Street
Removal of existing kitchen from two principle rooms and infill construction to form new kitchen at rear of property**

No comment, no objection.

**9.3 Application no: 20/00073/TPOCON – 136 High Street
Notice of intent to carry out works to trees in a Conservation Area**

No objection. Part of a regular programme of tree maintenance.

**9.4 Application no: 20/00512/VAR – The Lawn House, Felix Hall Park, Hollow Road
Variation of Condition 2 of approved plans of permission 13/00811/FUL**

It was agreed that the Parish Council wish to see that the proposed changes are determined in the light of the response by Place Services Historic Environment Team to the previous application.

**9.5 Application no: 20/00491/HH – 33 St Mary’s Road
Replacement of roof to rear conservatory**

No comment, no objection.

**9.6 Application no: ESS/12/20/BTE – Bradwell Quarry, Church Road, Bradwell
Extraction of sand and gravel etc**

No comment, no objection.

**9.7 Application no: 20/00578/HH – 10 Curlew Close
Two storey side extension, front dormer roof extension and porch**

The Parish Council are concerned that the construction of a second-floor dormer roof extension is not in keeping with the area. The existing, relatively shallow, roof spaces of these properties were not designed for dormer windows and the result is a jarring addition. A roof light that does not break the original plane of the roof tiles by more than 75 mm would be more acceptable and less obtrusive.

**9.8 Application Number: ESS/35/20/BTE - Bradwell Quarry, Church Road, Bradwell
Continuation of development permitted by ESS/03/18/BTE without compliance with condition 9d (operational hours for the dry silo plant mortar [DSM]) to allow extended week day hours for the DSM between 06:00 to 07:00 and 18:30 to 22:00 Monday to Friday for the life of the development following the 12 month trial period originally granted under planning permission ESS/20/17/BTE.**

ESS/03/18/BTE was for "Extraction of 2 million tonnes of sand and gravel (from Site A5 as identified in the Essex Minerals Local Plan 2014) etc etc

The Parish Council object strongly to the proposal to extend the weekday hours for the DSM between 06:00 to 07:00 and 18:30 to 22:00 Monday to Friday as this is an industrial activity operating late into the night in an otherwise rural area. It would result in additional noise and vehicle movements which would be detrimental to both local residents and wildlife. Nocturnal wildlife, including badger setts both on the site and in the periphery, are likely to be particularly disturbed by additional late night noise and lighting

9.9 Application no: 20/00683/HH – 87 London Road
Two-storey side/rear extension and single-storey rear extension
The Parish Council feels the layout in general, and in particular the lack of natural light and a window to the centre ground floor would detriment the living conditions of the house and the design should be altered to rectify this.

P10/20-21 The following correspondence was noted:
10.1 Application no: 18/01833/FUL – Land known as Snowlings
Paddock, Coggeshall Road
Proposed detached dwelling and detached garage
Committee to note that an appeal has been made to the Secretary of State following BDC's refusal of the above application.

P10/20-21 Date of Next Meeting
The next meeting will be held on 21 July 2020.