

Kelvedon Parish Council

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

Minutes of the Planning Committee held virtually, via Zoom

19 January 2021

Present: Cllr Joshua (Chaired), Cllr Caudwell-Smith, Cllr Jayatillake, Cllr Leach, Cllr Minns, Cllr Pilbeam, Cllr Tremain
P Potter, Parish Clerk

P30/20-21 Apologies for Absence

It was Proposed Cllr Jayatillake, Seconded Cllr Leach and unanimously Resolved to accept the apologies for absence received from Cllr Goode and Cllr Anderson.

P31/20-21 Declarations of Interest

None

P32/20-21 Confirmation of Minutes

It was Proposed Cllr Jayatillake, Seconded Cllr Tremain and Resolved that the minutes of the meeting held 15 December 2020 are a true record, and they were signed accordingly.

P33/20-21 Public Discussion

None

P34/20-21 Planning Applications

To consider the plans received:

- 34.1 Application no: 20/02128/REM – Land adjacent to Watering Farm, Coggeshall Road:** Submission of the reserved matters pursuant to outline planning permission 17/02271/OUT for the creation of 35 one, two, three and four bedroom houses and apartments plus associated roads parking, open space and landscaping.

It was Proposed Cllr Caudwell-Smith, Seconded Cllr Minns and unanimously Resolved not to object or support this application but to raise concerns on various aspects of the proposal, such as:

- Request that the boundary hedge between this site and the Seven Seas site be retained.
- State that PROW-4 is incorrectly shown on the site layout.
- Composition of the green and blue infrastructure.
- Concern about flooding issues/mitigation
- POS and play area directly adjacent/within Flood Zone 3.
- Concern about the management of ecology along the river corridor, as it is a sensitive location.
- Landscaping – the choice of trees and shrubbery (laurel), need to be revisited to reflect the trees which are prevalent in this area and will thrive in the wet environment, and shrubbery/hedges need to be of native mixed species.

- Lack of renewable energy and electric vehicle charging points, or the required infrastructure laid to ensure this can be installed in the future.
- Safety of the site access, especially in relation to the proposed development at the adjacent site.

34.2 Application no: 20/02215/HH & 20/02216/LBC – The Lawn House, 146 High Street: Single Storey rear extension and associated landscaping: It was Proposed Cllr Jayatillake, Seconded Cllr Minns, and unanimously Resolved to make no comment and no objection to this application.

34.3 Application no: 20/02157/FUL – 90 High Street: Proposed change of use from offices to skincare and beauty salon: It was Proposed Cllr Leach, Seconded Cllr Tremain and unanimously Resolved to support this application.

P35/20-21 Late applications received after the agenda was published
To consider any late applications received.

P36/20-21 The decision taken under delegated powers below was noted:
36.1 Application no: 20/00450/TPO – Chase Cottage, Coggeshall Road
Proposal: Notice of intent to carry out works to tree protected by Tree Preservation Order 7/01 – Fell 1 Atlas Cedar
The Parish Council's Tree Warden was unable to view the tree from the road and was therefore unable to comment on the proposal owing to current COVID restrictions.

P37/20-21 Other correspondence to note
None.

P38/20-21 Date of Next Meeting
Tuesday 16 February 2021 at 8.00 pm – via Zoom.