

Kelvedon Parish Council

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

Minutes of the Planning Committee held virtually, via Zoom

16 March 2021

Present: Cllr Goode (Chair), Cllr Tremain, Cllr Joshua, Cllr Pilbeam, Cllr Jayatillake, Cllr Minns, Cllr Leach, Cllr Caudwell-Smith
P Potter, Parish Clerk
Two members of the public

P48/20-21 Apologies for Absence

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

P49/20-21 Declarations of Interest

- Cllr Pilbeam declared a non-pecuniary interest in item 52.4 as he knows the applicant.
- Cllr Goode declared a non-pecuniary interest in item 52.4 as he knows the applicant.
- Cllr Joshua declared a substantial non-pecuniary interest in item 52.5 as she has offered input regarding the development of the site in a personal capacity. Cllr Joshua did not take part in the agenda item and left the meeting during both the public discussion and the agenda item.

P50/20-21 Confirmation of Minutes

It was Proposed Cllr Tremain, Seconded Cllr Minns and Resolved that the minutes of the meeting held 16 February 2021 are a true record, and they were signed accordingly.

P51/20-21 Public Discussion

The meeting was attended by Andy Butcher of Strutt & Parker, who is acting for the applicants under item 52.5: Abbeyfield House, The Chase. Mr Butcher outlined the steps which had been taken to engage with the community and the Parish Council at the pre-application stage and how they have taken on board the feedback received.

The Construction Management Plan has outlined the measures which will be taken to control deliveries and heavy vehicles accessing the site and the Transport Plan outlines the proposals for keeping car travel to a minimum. The public consultation sought views on the design of the building and included two contrasting styles of design. The feedback showed that the more traditional style of building was favoured and was therefore taken forward in the application, and the Kelvedon Neighbourhood Plan was also taken into account.

Therefore, the application has been shaped to accommodate those views about design and access to the site, both during and after construction.

P52/20-21 Planning Applications

To consider the plans received:

52.1 Application No: 21/00344/LBC – The Clock House, Felix Hall Park, Hollow Road

Internal alterations to ground and first floor layouts, insertion of ground floor door in place of modern window and replacement french doors, underfloor heating to ground floor, insertion of conservation style rooflight to south elevation, secondary glazing to all ground floor windows and some first-floor windows together with associated alterations – revised scheme. It was Proposed Cllr Tremain, Seconded Cllr Caudwell-Smith and unanimously Resolved to make no comment and no objection to this application.

52.2 Application No: 21/00348/HH – Marsam House, 65 London Road

Widening of existing dropped kerb. Reuse of existing curbstones – drop them down rather than replace. It was Proposed Cllr Joshua, Seconded Cllr Jayatillake and unanimously Resolved to make no comment and no objection to this application.

52.3 Application No: 21/00645/HH & 21/00646/LBC – 131 High Street

Removal and replacement of lime render to entire front elevation on a like for like basis. It was Proposed Cllr Goode, Seconded Cllr Pilbeam and unanimously Resolved to make no comment and no objection to this application.

52.4 Application No: 21/00489/LBC – Newmans, St Mary’s Square

Single storey rear extension. Removal of a rear elevation first floor window. Repaint entire rear elevation. It was Proposed Cllr Minns, Seconded Cllr Caudwell-Smith and unanimously Resolved to make no comment and no objection to this application.

52.5 Application No: 21/00461/FUL – Abbeyfield House, The Chase

Demolition of existing care home and development of the site to provide a 28-bedroom nursing home (Use Class C2) together with associated access, car parking and landscaping. Following discussion and further information being clarified by the applicant and agent, it was Proposed Cllr Minns, Seconded Cllr Leach and unanimously Resolved to support this application.

52.6 Application No: ESS/03/18/BTE/23/07 – Bradwell Quarry, Church Road, Bradwell & land east of Sheepcotes Lane

Details pursuant to Condition 23 (Noise monitoring results January 2021) of ESS/03/18/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. It was Proposed Cllr Joshua, Seconded Cllr Goode and unanimously Resolved to make no comment and no objection to this application.

P53/20-21 Late applications received after the agenda was published

None

P54/20-21 The decisions taken under delegated powers below were noted, as

Proposed Cllr Caudwell-Smith and Cllr Minns:

54.1 Application No: 21/00562/TPO – 155 High Street

Proposal: Notice of intent to carry out works to tree protected by TPO 3/76 – Carry out a 6-10 ft all over to a Holm Oak Tree

The Parish Council's Tree Warden supported this application as the work proposed will improve the shape and health of the tree.

54.2 Application No: 21/00563/TPOCON – 155 High Street

Proposal: Notice of intent to carry out works to trees in a Conservation Area

The Parish Council's Tree Warden Customer made comments in support of this application as the Magnolia will benefit from this work both visually and health wise.

P55/20-21 Other correspondence: This was noted:

55.1 Application No: 19/00958/FUL – Seven Seas Marble and Granite, Coggeshall Road

Councillors to note that this application will be considered by Braintree District Council's Planning Committee on 16 March 2021 at 7.15 pm.

P56/20-21 Date of Next Meeting

Tuesday 20 April 2021 at 8.00 pm – via Zoom.

Signed

Date