

Kelvedon Parish Council

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

Minutes of the Planning Committee held on Tuesday 14 September 2021 at 8.00 pm in the Institute Small Hall

Present: Cllr Goode, Cllr Jayatillake, Cllr Joshua & Cllr Leach
S Green – Clerk's Assistant

P1/21-22 Election of Chair for 2021-22

It was Proposed Cllr Goode, Seconded Cllr Jayatillake and unanimously Resolved to elect Cllr Joshua as Chair for the 2021-22 civic year.

P2/21-22 Appointment of Vice-Chair for 2021-22

It was Proposed Cllr Jayatillake, Seconded Cllr Goode and unanimously Resolved to elect Cllr Leach as Vice-Chair for the 2021-22 year.

P3/21-22 Apologies for Absence

It was Proposed Cllr Joshua, Seconded Cllr Goode and unanimously Resolved to accept the apologies for absence received from Cllr Anderson, Cllr Minns, Cllr Pilbeam & Cllr Tremain

P4/21-22 Declarations of Interest

Cllr Jayatillake declared a non-pecuniary interest in agenda item 8.5 (The Lawn House) as a personal friend of the applicants.

P5/21-22 Confirmation of Minutes

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

P6/21-22 Public Discussion

No public present.

P7/21-22 Terms of Reference

It was Proposed Cllr Jayatillake, Seconded Cllr Leach and unanimously Resolved to adopt the Terms of Reference as amended.

P8/21-22 Planning Applications

To consider the plans received:

8.1 Application No: 21/02484/HH 6 Orchard Road

Proposal: Erection of part single-storey, part two-storey rear extension

It was Proposed Cllr Jayatillake, Seconded Cllr Goode and unanimously Resolved to make no comment and no objection to this application.

**8.2 Application No: 21/02375/LBC Bridgefoot House, Maldon Road
Proposal: Installation of No. 35 secondary glazing units to windows,
Installation of No. 3 log burning stoves, Replacement of guttering,
Decoration of the exterior of the property and change to a more
traditional and sympathetic colour**

It was Proposed Cllr Goode, Seconded Cllr Joshua and unanimously

Resolved to make no comment and no objection to this application.

- 8.3 Application No: 21/02329/HH 2 Thorne Road**
Proposal: Part single, part two-storey side extension
It was Proposed Cllr Jayatillake, Seconded Cllr Goode and unanimously Resolved to make no comment and no objection to this application.
- 8.4 Application No: 21/02665/FUL 235 High Street**
Proposal: Replacement of rear entry door
It was Proposed Cllr Leach, Seconded Cllr Jayatillake and unanimously Resolved to make no comment and no objection to this application.
- 8.5 Application No: 21/02630/VAR The Lawn House, Felix Hall Park, Hollow Road**
Proposal: Variation of Condition 2 (Approved Plans) of permission 13/00811/FUL granted 23/01/2014 for :Erection of single storey dwelling within new walled garden (replacing 1 No. apartment within Felix Hall)
Variation would allow:- alterations to fenestration , insertion of gates to boundary walls, solar panels to NE elevation, internal layout, rooflights and chimney position.
It was Proposed Cllr Goode, Seconded Cllr Leach and with a majority decision (Cllr Jayatillake abstained) it was Resolved to make no comment and no objection to this application.
- 8.6 Application No: 21/02591/VAR Land West of Kelvedon Station, Station Road**
Proposal: Variation of Condition 2 (Approved Plans) of permission 19/01025/FUL granted 02/03/2021 for: Proposed new residential development comprising the construction of 238 new dwellings (including both houses and apartments) with associated garden and parking provision dedicated improved access from Coggeshall Road new public open space a Sustainable Urban Drainage System and associated development. Variation would allow :-
(1) The 2-bedroom units on plots 96, 97, 98, 99 are to be substituted for 3-bedroom units.
(2) The two storey units on plots 95 and 100 are to be substituted for 2.5 storey units.
It was Proposed Cllr Leach, Seconded Cllr Goode and unanimously Resolved to make the following comments on this application, taking each variation request in turn:
Item 1 The Parish Council objects to the substitution of 2 bedroom units for 3 bedroom units on the named plots. Under the emerging Kelvedon Neighbourhood Plan currently at Examination Policy HO5 sets out the clear requirement to provide a mix of house sizes, which the proposed changes will frustrate. The loss of 2 bedroom houses will fail to assist to alleviate the lack of this size dwelling in the village, preventing younger householders from being able to continue to live in the village, and older householders downsizing, as explained in the accompanying text. Item 2 The Parish Council has no comment and no objection to item 2 the two storey units on plots 95 and 100 being substituted for 2.5 storey units.
- 8.7 Application No: 21/02590/VAR Land West of Kelvedon Station, Station Road**
Proposal: Variation of Condition 2 (Approved Plans) of permission 19/01025/FUL granted 02/03/2021 for: Proposed new residential development comprising the construction of 238 new dwellings (including both houses and apartments) with associated garden and

parking provision dedicated improved access from Coggeshall Road new public open space a Sustainable Urban Drainage System and associated development. Variation would allow :-

(1) House types located within the Central Open Space character area to be substituted with 2.5 storey bespoke units. This amendment is proposed for plots 30-33, 38-42 and 109-111.

(2) The replacement of several 2 storey corner plots with 2.5 storey units. These corner plots are located within the main site and amendments relate to plots 49, 62, 65 and 83.

It was Proposed Cllr Leach, Seconded Cllr Jayatillake and unanimously Resolved to object to the proposal to substitute house types located within the central open space character area with 2.5 storey bespoke units (variation 1) and to the replacement of several 2 storey corner plots with 2.5 storey units (variation 2).

Under the emerging Kelvedon Neighbourhood Plan - currently at Examination stage - Policy HO5 sets out the clear requirement to provide a mix of house sizes, which the proposed changes will frustrate.

It is also considered that the dwellings would increase to such a size in terms of bedrooms, that there will be insufficient parking for each unit and garden sizes would become inadequate for the number of likely occupants.

**8.8 Application No: 21/02485/HH 30 High Street
& 21/02486/LBC**

Proposal: Conversion of outbuilding to habitable accommodation

It was Proposed Cllr Jayatillake, Seconded Cllr Goode and unanimously Resolved to object to the application on the grounds that the application does not contain enough information as to whether the proposal is for an annexe or a separate residential unit. Further concern is raised regarding planned parking arrangements for any additional vehicles as that area of the High Street is very congested and the application lacks clarity on this point. Should planning permission for an annexe be granted the Parish Council would request that it is subject to a condition that its occupation is ancillary to the use of the main dwelling and is not to be a separate dwelling.

**8.9 Application No: 21/02011/VAR Kelvedon St Mary's Primary School
Proposal: Variation of Condition 2 of permission 20/01592/FUL**

It was Proposed Cllr Jayatillake, Seconded Cllr Leach and unanimously Resolved to make no comment and no objection to this application.

**8.10 Application No: 21/02018/HH Easterford Mill, Swan Street
Proposal: Retention of single-storey outbuilding**

It was Proposed Cllr Goode, Seconded Cllr Leach and unanimously Resolved to make no comment and no objection to this application.

**8.11 Application No: 21/02629/HH Millers, Easterford Road
Proposal: Garage conversion and addition of roof dormer to provide residential annexe**

It was Proposed Cllr Jayatillake, Seconded Cllr Goode and unanimously Resolved to make no objection to this application, but to support the neighbour's comment, that the window that overlooks their courtyard, be replaced with frosted/opaque glass to protect privacy. In addition, any permission granted to be subject to the inclusion of a condition that its occupation is ancillary to the use of the main dwelling and is not to be a separate dwelling.

**8.12 Application No: Rivenhall Airfield, Coggeshall Road,
ESS/34/15/BTE/10/1 Braintree
Proposal: Details pursuant to condition 10 (Archaeological recording)**

of ESS/34/15/BTE. ESS/34/15/BTE was for variation of condition 2 (application drawings) of planning permission ESS/55/14/BTE to allow amended layout of the Integrated Waste Management Facility

It was Proposed Cllr Goode, Seconded Cllr Leach and unanimously Resolved to make no comment.

- 8.13 **Application No:** Rivenhall Airfield, Coggeshall Road, Braintree
ESS/34/15/BTE/66/01
Proposal: Details pursuant to Condition 66 (plan of action for an alternative use or a scheme of rehabilitation) of ESS/34/15/BTE. ESS/34/15/BTE was for “Variation of condition 2 of planning permission ESS/55/14/BTE to allow amended layout of the Integrated Waste Management Facility
It was Proposed Cllr Goode, Seconded Cllr Leach and unanimously Resolved to object to the discharge of Condition 66. Please refer to ECC website www.planning.essex.gov.uk for details of the objection.

P9/21-22 The decisions taken under delegated powers below were noted

- 9.1 **Application No: 21/02241/FUL St Dominic’s Residential Home, London Road**
Proposal: Erection of two-storey 21 bed care home together with 9 x 2 bed close care bungalows, visitor parking spaces, amenity areas and access road
Kelvedon Parish Council supports this application.
- 9.2 **Application No: 21/02361/LBC Top House, St Mary’s Square, High Street**
Proposal: Repairs and remedial works to front elevation
The Parish Council has no comment and no objection to this application.
- 9.3 **Application No: 21/02339/HH 35 Bittern Close**
Proposal: Single-storey rear/side extensions
The Parish Council has no comment and no objection to this application.
- 9.4 **Application No: 21/02316/LBC 1-2 The Chase**
Proposal: Removal and reinstatement of lath and plaster ceiling and strengthening timbers, due to water ingress
The Parish Council has no comment and no objection to this application.
- 9.5 **Application No: 21/02354/FUL Easterford Nursery, Easterford Road**
Proposal: Demolition of former nursery and erection of 2 x 3 bedroom two storey semi-detached dwellings
The Parish Council has no objection to this application.
- 9.6 **Application No: 21/02274HH 235 High Street**
Proposal: Replacement of rear entry door
The Parish Council has no comment and no objection to this application.

P10/21-22 Other correspondence:
10.1 None.

P11/20-21 Date of Next Meeting
Tuesday 19 October 2021 at 8.00 pm (venue to be confirmed).

Signed

Date