

Minutes of Bures Hamlet Parish Council Planning Committee Meeting

**Monday 4th June 2018 at the Garrad Room,
Bures Community Centre, Nayland Road**

Present: Cllrs D Lee, M Welch, A Crowe, M Randall, R. Butler, C Ellis

In the Chair: Cllr David Lee (Chairman of the Council)

Also Present: Mrs J Wright (Clerk)
12 members of the public

The Chairman welcomed all those present and gave a brief outline on the matters to be considered. He noted that owing to a change in council membership it was considered prudent to re-assess the Parish Council's response to Application 17/02291OUT. This planning committee meeting would also regularise the position for future planning responses.

1/06/18 APOLOGIES FOR ABSENCE

No apologies. All members present.

2/06/18 DECLARATION/REGISTER OF INTERESTS/DISPENSATIONS

To declare any 'pecuniary' or 'non-pecuniary' interests in respect of items on the agenda. None declared. No requests for dispensation put forward for consideration.

3/06/18 PUBLIC FORUM – Questions or Statements from the Public

15 minutes maximum public participation

3 minutes for individual contributions unless longer required

There were 12 members of the public present:

In regard to Planning Application No. DC/18/00929 Mrs Clare Frewin expressed her grateful thanks to all members and also those residents who had joined the silent protest group on site. She particularly asked to thank Cllr Lee, Cllr Butler and the Clerk for the support expressed to her and her family. Cllr Lee advised those present that as Chairman of Bures Hamlet Parish Council he had been invited to attend the BDC Planning Committee meeting held on site at Cuckoo Hill and noted that BDC had agreed to arrange for an independent levels and heights survey to be held prior to any decision being taken on the application.

In regard to Planning Application No. 17/02291/OUT several residents voiced their concerns with a lively exchange of views on the proposals. The AONB was considered an extremely important factor. Although many recognised the need for further housing it was felt that the proposal was too large a scheme for the village and concern was expressed that the Developer would dictate types and styles of dwellings to its advantage. At this point Cllr Lee outlined the background to the current proposals now being put forward. One resident expressed a view that the parish council must be trusted to consider all factors placed before them when setting out its response to the application.

4/06/18 PLANNING APPLICATIONS

The following planning applications had been put forward for consideration with no further applications received prior to the issue of the agenda:

Application No. 18/00649/OUT Former Garage site, Colchester Road CO8 5AE

The Clerk noted to members that Bures St Mary Parish Council had objected to the application on the grounds of change of use and preference to retain mixed retail.

Cllr Lee outlined the background to the site and to the current planning application.

He proposed for members to give support to the proposals. 5 members in favour with 1 against. It was resolved to support the application.

Application No. 18/00788/FUL No. 2 Normandie Way CO8 5BE

No objections.

Application No. 18/00789/FUL No. 2 The Paddocks CO8 5DF

No reasonable grounds to object however it was unanimously agreed that mention should be made to the following: Owing to the sight line issues for drivers entering and exiting

The Paddocks on the blind bend the fence erected should be set back approximately 600 – 700 mm from the rear of the pavement.

Application No. DC/18/00929 Cuckoo Hill site Bures St Mary

As a neighbouring parish, Bures Hamlet Parish Council had put forward its objections to the retrospective planning application. It was unanimously agreed to continue to give full support to Bures St Mary Parish Council and its residents regarding the ongoing dispute.

5/06/18 PLANNING DECISIONS

No decisions on current applications under Consultee Consideration had been taken by Braintree District Council.

6/06/18 STANDING ORDERS

It was resolved to confirm by Standing Order that all members stand on the Planning Committee as agreed annually at its AGM meetings.

It was resolved to confirm by Standing Order that Power be devolved to the Clerk to respond to planning applications on behalf of the parish council as and when required.

Clerk advised all members of the procedure for responding to planning applications.

7/06/18 PLANNING APPLICATION 17/02291/OUT

Members were asked to consider either:

- a) Proposal to make an additional response to that previously sent to Braintree District Council dated 8th April 2018.
- b) Proposal to make a response to supersede the previous response made to Braintree District Council dated 8th April 2018.

These proposals were being put forward owing to a change in members since 8th April.

The Chairman encouraged a full debate from the members. He outlined the background to the planning application and noted to all members that the Braintree District Council Draft Local Plan had not yet been approved with 3 Garden Communities within the district still under consideration.

At this point one Councillor gave a statement retracting from his original stance on the application.

Concerns raised by members:

- a) Children would be required to travel to attend Earls Colne Primary School as any new build housing would fall into that catchment.
- b) S106 contributions still to be confirmed.

c) Transport and parking issues for the village

d) The increased effect of such a large development on the local surgery and Colchester General Hospital.

One member asked for the parish council to fully consider the responses to the Housing Need Section of the recent Parish Plan Questionnaire which he considered reflected the need for housing in the village.

The Chairman invited the public to respond at this point.

Comments from the public highlighted that developers often do not build 'Affordable Housing at affordable cost. Infrastructure must be a priority. Developers should not be allowed to dictate property size and style.

It was resolved to accept Proposal (b). A response to be made to supersede the previous response of 8th April 2018.

The Chairman proposed an objection response owing to the impact the application would make to the surrounding area and the local community if approved.

5 members in favour with 1 abstention.

Parish Council resolved to oppose the planning application.

8/06/18 PLANNING MATTERS ARISING

There were no other matters arising prior to the issue of the agenda.

9/06/18 DATE OF NEXT MEETING

Parish Council meeting scheduled for Monday 16th July 2018.

Planning Committee meeting to be set as required.