

Minutes of Bures Hamlet and Bures St Mary Parish Councils Joint Planning Committee Meeting

**Monday 7th January 2019 at the Garrad Room,
Bures Community Centre, Nayland Road at 6.30pm**

Present: BHPC: Cllrs D Lee, M Randall, R. Butler, A Crowe, C Ellis, M Welch
BSMPC: Cllrs G Jackson, T Fairbairn, J Aries, S Pentney, T Saer,
J McCrory

In the Chair: Cllr D Lee (Chairman of BHPC) and Cllr G Jackson (Chairman of BSMPC) each acting as Chair for matters relevant to their own parish.

Also Present: Mrs J Wright (Clerk)

1/01/19 APOLOGIES FOR ABSENCE

Apologies received from Cllr Baker (BHPC) (holiday), Cllr Ambrose (BSMPC) (unwell)
Cllr Waring (BSMPC) (Scout commitment), Cllr Alston (BSMPC) (unwell).
All apologies accepted by those members present.

2/01/19 DECLARATION/REGISTER OF INTERESTS/DISPENSATIONS

To declare any 'Pecuniary' or 'Non-pecuniary' interests in respect of items on the agenda.
No Register of Interests declared or Dispensation requests put forward.

3/01/19 PUBLIC FORUM – Questions or Statements from the Public

15 minutes maximum public participation

3 minutes for individual contributions unless longer required

There were 2 members of the public present.

Both Chairmen noted the concerns raised regarding the continued estate agent advertising of 4 of the properties at Cuckoo Hill. A prudent online search by prospective buyers would highlight the current site issues.

4/01/19 LAND AT COLCHESTER ROAD

a) Application No. 18/02139/OUT Land at Cambridge Way.

This outline application had been submitted by Gladman Developments for provision of playing pitches, recreational facilities and associated infrastructure on land with a certificate of ownership held by Braintree District Council. Sport England was unable to support the principle of the application owing to no demonstration of clear need for the facilities proposed or how they would be sustained over a long term period. All members agreed with Sport England's comments.

Both parish councils unanimously agreed to object to this application.

It was also agreed that both parish councils should submit its own response plus a joint parish council response. Bures Joint Sportsground Committee to submit its response following its meeting on the 10th January. A response deadline of the 11th January had been agreed with the Case Officer.

b) Application No. 18/01640/OUT Land at Colchester Road – refused by Braintree District Council with an Appeal pending.

c) Public Inquiry APP/Z1510/W/3207509 following refusal of Application No. 17/002291/OUT Land at Colchester Road.

The Appeal was scheduled to commence on the 12th February at 10.00am at a Braintree venue with a scheduled sitting of 6 days. A joint parish council response had been forwarded to the Inspector.

5/01/19 VACANT GARAGE SITE

Application No. 18/02253/OUT 7 – 9 (Vacant garage site) Colchester Road

This application was a revised application following the refusal of Application No. 18/00649/OUT. BHPC Chairman noted that a retail outlet use for the site remained both parish council's preferred option. However members did consider that the applicant had attempted to address several of the issues raised on the previous application. The submitted flood appraisal would be assessed by the Environment Agency on determination of the application. BHPC Chairman noted the concerns of loss of parking area if the application was approved.

A proposal for BHPC to submit a no objection response was put forward.

A vote was taken with 5 in favour and 1 abstention. Agreed.

BSMPC Chairman asked members to also consider this application. She noted to members that the parish council had opposed the previous application. She also raised concern that the applicant had not accepted the invitation to meet with the parish councils. Members also raised the matter of loss of car parking space and the flood plain maps needing to be updated.

A proposal for BSMPC to neither object nor support the proposals was put forward and unanimously agreed.

6/01/19 LAND TO REAR OF PARSONAGE HILL

Application No. 18/02201/REM – this application was for approval of reserved matters following outline approval.

Both parish councils put forward no objections to this application.

Unanimously agreed to approve.

7/01/19 SLAUGHTER HOUSE LAND AT CUCKOO HILL

Appeal Reference APP/D3505/W/18/3215428 – this appeal was submitted by Stemar Group following the refusal of Application No. DC/18/00929. Still waiting on an Appeal start date. Clerk to request an update from Babergh District Council for the next parish council meeting.

Applications for Lawful Development Certificates – the applications for Plots 3 and 6 had been refused. Babergh District Council currently in discussion with Stemar Group regarding Plots 1,2,4 and 5. BSMPC was unaware of the agenda of the discussions and the Clerk agreed to attempt to gain further information for the next parish council meeting.

8/01/19 PLANNING APPLICATIONS AND DECISIONS

All applications received and comments made to date as per attached list.

There were no other applications requiring consideration at the meeting.

9/01/19 PLANNING ENFORCEMENT

18/00240/COU Knowle House, Bures St Mary – this case had been ongoing for several months resulting in the conclusion that a material change of use from Sui Generis to Class B1/B2M had occurred and therefore a breach in planning control. A noise survey was currently being carried out. The Clerk agreed to gain an update from the site owners and report at the next parish council meeting.

18/00260/COU Buck Field House, Arger Fen - a possible breach on the original planning application was being investigated owing to the Lodge currently being used as a separate dwelling. Clerk to obtain an update for the next parish council meeting.

18/00262/COU Rainbow Field, Arger Fen - the parish council had raised its concerns regarding earthworks at the location and the siting of a mobile home. These concerns were currently being followed up and Officers had requested further information on hours on site. Clerk following up with Officers.

10/01/19 PLANNING TRAINING

Members from both parish councils had attended a planning training session run by the Essex Association of Local Councils at Bures Community Centre.

It had been an extremely well presented session and presentation packs had been circulated to all members.

11/01/19 BRIEF INFORMATION & EXCHANGE FOR NEXT AGENDA ITEMS

BHPC Chairman agreed that a further Joint Parish Council meeting should be held prior to the pending Appeal Inquiry regarding the land at Colchester Road.

He also noted that he would be making a statement on behalf of the BHPC at the Inquiry. Cllr Jackson suggested that parishioners intending to speak at the Inquiry should each put forward individual points. Still waiting on clarity of format of Inquiry from BDC. Clerk to follow up.

12/01/19 DATE OF NEXT MEETING

Joint Planning Committee meeting to be set as required.

The meeting closed at 7.50pm.

Signed:

Chairman

Date