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| **Great Bentley Parish Council**  **PLANNING COMMITTEE MEETING**  **Held by Zoom on 3rd December 2020** |

**MINUTES**

Meeting commenced 7.09 pm

**Present:** CllrPlummer (Chairman), Cllr Dennitts, Cllr Herbert, Cllr Taylor, Cllr Harry, Cllr Adams, Cllr Edwards & Cllr Hills. Also, in attendance were the Clerk and 7 members of the public.

**12.20.135 Apologies for absence**: Cllr Wright

**12.20.136 Declarations of interest**:

Cllr Hills – Pecuniary Interest regarding item 12.20.140. (A dispensation has been given to Cllr Hills to attend Great

Bentley Planning Committee and Parish Council meetings to give representation and answer any questions the

Councillors may have. He will withdraw from meetings before any debate or voting regarding the project take place)

Cllr Plummer – Pecuniary Interest regarding item 12.20.141. Works commercially for Cllr Wright and do irrigation

pumps and the like for him.

**12.20.137 Minutes of meeting**: Proposed Cllr Adams, Seconded Cllr Taylor, **Resolved** to approve the minutes of the meeting held on 5th November 2020 as an accurate record of proceedings

**12.20.138 Public forum**: District Cllr McWilliams reported she has spoken to a concerned resident re the application

adjacent to Timberlea Mere. There are no plans to show how the proposed properties would be positioned. Cllr McWilliams can put the application before the TDC Planning Committee if necessary. (agreed at 20/01438/OUT)

**12.20.139 Planning Applications**:

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| 20/01438/OUT  Mr P Brown | Erection of two detached dwellings and alterations to existing vehicular access. | Land adjacent to Timberlea Mere  Shair Lane, Great Bentley  CO7 8QT | Proposed Cllr Dennitts, Seconded Cllr Taylor, Cllr Plummer abstained, **Resolved:** Objection:  Outside village envelope  Outside emerging Local Plan  Effect on current rural aspect  Requires vehicle access, no footpath |
| 20/01480/FUL  Mrs J, Miss K and Miss C Weller | Proposed external flue. | 22 Cedar Way  Great Bentley, CO7 8LT | No Comment |
| 20/01564/TCA  Mr Frank Strut | 2 No. Silver Birch - fell and 1 No. Cedar - fell. | The Moors, The Green  Great Bentley, CO7 8PG | No Comment |

**12.20.140 Funding for Proposed Dr Surgery:** Cllr Taylor queried where the proposed housing development would be. Cllr Hills confirmed that the proposed land for a development is at the far end of the current development of Admirals Green, in an easterly direction. He was asked no further questions, so he withdrew from the meeting at 19.29pm.

A discussion was held regarding what information is required and that the Parish Council requires clarity to make an informed decision.

Proposed Cllr Dennitts, Seconded Cllr Taylor, **Resolved:**

1. Clerk to write to NHS to gain assurance that although this appears to be outside the 5-year plan, would the NHS be prepared to make an exception and support the project.
2. Clerk to write to TDC to seek clarification of the possibility to allocate S106 monies towards the proposed Surgery.
3. To ascertain what will happen to the existing fund and how does that influence the position when partial funding has already been raised.

Clerk to write to update Dr Bhatti and to work with District Cllr McWilliams to establish the above and then the Parish Council will review.

Cllr Hills returned to the meeting at 19.40pm

**12.20.141 Planning matters to report:**

**Tendring Farmers Water Share, Storage and Distribution Project:** Proposed development of a second additional agriculture reservoir at Lufkin’s Farm, planning application expected to be submitted in 2021.

A request from ECC asking for comments within 21 days was received after the agenda had been prepared.

Clerk to write to the Agent for clarification regarding the waterflow and if it will affect the Green

**Application 20/01618/FUL** **Fir Tree House, Plough Road**: Application received after the agenda was prepared. Clerk to apply for an extension to be able to review at the next meeting

**12.20.142 Public Forum:** None

Meeting Closed 7.45pm

**Chairman’s Signature: Date:**