

**GREAT BENTLEY PARISH COUNCIL****Planning Committee Meeting August 2021**

***The Minutes of the Planning Committee Meeting of Great Bentley Parish Council held on Thursday 5<sup>th</sup> August 2021 at The Community Resource Centre Plough Road Great Bentley Colchester CO7 8LG commencing at 7.00pm***

<b><u>PRESENT:</u></b>	
<b><u>CHAIRMAN:</u></b>	Councillor K Plummer
<b><u>COUNCILLORS:</u></b>	Councillor R. Adams; Councillor Mrs P Dennitts; Councillor L Edwards; Councillor P. Harry; Councillor B Herbert; Councillor J Hills; Councillor R Taylor; Councillor G Wright
<b><u>CLERK TO THE COUNCIL:</u></b>	Mrs D Humphris
<b><u>ALSO PRESENT:</u></b>	Essex County Councillor Alan Goggin, Tendring District Councillor Mrs L McWilliams and nine members of the public

<b><u>08/21.40</u></b>	<b><u>APOLOGIES FOR ABSENCE</u></b> None	
<b><u>08/21.41</u></b>	<b><u>DECLARATIONS OF INTEREST:</u></b> Councillor Hills declared a personal non pecuniary interest in application 21/00978 as he knows and has worked with architects submitting the plans.	
<b><u>08/21.42</u></b>	<b><u>PUBLIC PARTICIPATION</u></b> None	
<b><u>08/21.43</u></b>	<b><u>MINUTES OF THE LAST MEETING</u></b>	
	<b><u>RESOLVED (unanimously):</u></b> that the minutes of the planning committee meeting held virtually on 6 <sup>th</sup> May 2021 (previously circulated) should be amended to show Councillor Plummer present at the meeting but otherwise should be signed by the Chairman as a true record of the meeting.	
<b><u>08/21.44</u></b>	<b><u>PLANNING APPLICATIONS</u></b>	
	The committee considered the schedule of planning applications submitted to Tendring District Council for the weeks ending 16 <sup>th</sup> , 23 <sup>rd</sup> and 31 <sup>st</sup> July 2021 and <b><u>RESOLVED</u></b> to submit comments as detailed below:	
	<b><u>21/00977/DETAIL</u></b> Taylor Wimpey London  Land to The South of Weeley Road and to The East of Birch Avenue and Pine Close Great Bentley Essex	Proposed application for approval of all reserved matters including access, layout, scale, appearance, and landscaping in relation to outline planning application for up to 136 dwellings, allowed on appeal (ref APP/P1560/W/19/3231554) dated 15/05/2020.  Great Bentley Parish Council <b><u>OBJECTS</u></b> to this application as the PC were most disappointed with the examples of the illustrative drawings that are being proposed at this time. The vernacular is plain, poorly conceived and our view overly simplistic and therefore inappropriate in this location. The Council would like to see better quality design with a much better palate of materials and textures, including quality brickwork with white cement jointing. Rendered and timber materials and detailing would also be appropriate.

			<p>We are aware of recent Taylor Wimpey house types (Ipswich Road Holbrook Suffolk and Bucklesham Road Ipswich Suffolk )and would prefer something much closer aligned to these designs. It is particularly important that the place setting is enhanced at the frontage of the site and we would be pleased to see greater architectural quality and emphasis spent in terms of both hard and soft landscaping. It is important to us that the visual impact is improved across the long views from both the South and the East.</p>
<p><u><b>21/00978/FUL</b></u> Taylor Wimpey London</p> <p>Land to The South of Weeley Road Great Bentley Essex</p>	<p>Proposed engineering operations required in support of application for Reserved Matters submitted on adjacent land (136 dwellings) including attenuation basin, public footpath, access visibility and construction access.</p>	<p>Great Bentley Parish Council <b>OBJECTS</b> to this application As we believe it is outside of the original land edged red development area and would not normally be acceptable. However, if improvements to the house types are taken on board, this will act as mitigation towards this development being outside of the original land edged red. This Council are further concerned that not all necessary document have been submitted with the application. The proposed Construction access is stated as being on Drawing Ref 48737-C-005 but is not included with the application.</p>	
<p><u><b>21/01257/OUT</b></u> Taylor Wimpey London</p> <p>Land to The South of Weeley Road and to The East of Birch Avenue and Pine Close Great Bentley Essex</p>	<p>Variation of condition 12 of application 17/01881/OUT (allowed on appeal APP/P1560/W/19/3231554) to remove the reference within condition 12 which requires the pedestrian/cycle link between the site and Birch Avenue to be 3 metres in width.</p>	<p>Great Bentley Parish Council <b>OBJECTS</b> to this application as the Planning Inspector specified that it was a fundamental condition of appeal for the pedestrian/cycle link between the site and Birch Avenue to be 3 metres in width as a matter of safety. This Council feels that appeal conditions should not be ignored.</p>	
<p><u><b>21/00880/FUL</b></u> Mr Ian Perry Long Path Cottage Weeley Road Aingers Green Colchester Essex</p>	<p>Erection of first floor extension.</p>	<p>No Comment</p>	

	CO7 8ND		
	<b><u>21/01269/FUL</u></b> Mrs Aplin New May House The Green Great Bentley Colchester Essex CO7 8PA	Proposed reconstruction of outbuilding to form granny annexe as approved under 20/01271/FUL including demolition of former garage.	No comment
	<b><u>21/01285/FUL</u></b> Nick Harrowing 8 Cherrywoods Great Bentley Colchester Essex CO7 8QF	Proposed removal of existing garden shed and construction of a new shed within the rear garden boundary.	No comment
<b><u>08/21.45</u></b>	<b><u>PLANNING DETERMINATIONS</u></b>		
	The committee noted the schedule of planning determinations (previously circulated) made by Tendring District Council for the weeks ending 16 <sup>th</sup> , 23 <sup>rd</sup> and 31 <sup>st</sup> July 2021 which can be found at: <a href="https://idox.tendringdc.gov.uk/online-applications">https://idox.tendringdc.gov.uk/online-applications</a>		
<b><u>08/21.46</u></b>	<b><u>PLANNING MATTERS TO REPORT</u></b>		
	The committee noted the following appeal having previously submitted an objection to this application and having no further comments to make. <u>TOWN AND COUNTRY PLANNING ACT 1990</u>		
	<b>Site Address:</b>	Land adjacent Timberlea Mere Shair Lane Great Bentley Essex CO7 8QT	
	<b>Description of development:</b>	Erection of two detached dwellings and alterations	
	<b>Application reference:</b>	20/01438/OUT	
	<b>Appellant's name:</b>	Mr P Brown	
	<b>Appeal reference:</b>	APP/P1560/W/21/3269945	
	<b>Appeal start date:</b>	15 July 2021	
<b><u>08/21.47</u></b>	<b><u>DEVELOPER LIAISON REPORT</u></b>		
	Councillor Harry submitted a report (Appendix A) which has been previously circulated. There was discussion as follows: <b><u>Cala Homes:</u></b> <i>Landscape zone between Plough Rd housing ribbon and western edge of the development. Similar zone abandoned by Taylor Wimpy for the Weeley Rd development on grounds of access, maintainability, and security – what will the arrangements be with the management company with regards to the landscape zone?</i> <b><u>Councillor Harry to action</u></b>		
	<b><u>Overgrown Hedging</u></b> <i>Reminder for all landowners re hedging maintenance. Some hedges are so overgrown to the extent that highway signage is now obscured and pathways obstructed – Hedges can not be cut until 1<sup>st</sup> September and clerk to organise reminders/hedge cutting where needed after this time.</i> <b><u>Clerk to action</u></b>		

<b><u>08/21.48</u></b>	<b>PUBLIC PARTICIPATION</b> None
	There being no further business the Chairman closed the meeting at 19:50 hours.
	<b>Signed CHAIRMAN:</b> Signed by Cllr K Plummer 2 <sup>nd</sup> September 2021

#### APPENDIX A: Developer Liaison Report (min no: 08/21.47)

DEVELOPER LIAISON Contact points have been established with three developers.

#### DISCUSSION POINTS

##### Cala Homes (Stuart Bailey)

£1000 Donation towards water supply. Investigation with Anglia Water ongoing.

Landscape zone between Plough Rd housing ribbon and western edge of the development. Similar zone abandoned by Taylor Wimpy for the Weeley Rd development on grounds of access, maintainability, and security. Development rear gardens to be extended plus new fencing. What are Plough Rd residents' views on a similar option?

In discussion with ECC Highways (Karen Jenkins), Cala Homes will provide a new gateway feature on Plough Rd to the south of current 30 mph limit. Gateway feature to be on Western side of Plough Rd to allow for sight lines. There will also be two new bus stops close to development access.

NB. Speed/Volume survey will be activated and carried out at Plough Rd Aingers Green

##### Taylor/Wimpey (Alex Moore)

A condition of approval by the Gov Inspector was the inclusion of a Right Turn off Weeley Rd into the Development, noting this may require a review of current speed limits. To consider a Gateway feature on Weeley Rd! As yet an additional access to be established for construction traffic, details still to be published. Taylor/Wimpey meeting with some Weeley Rd residents with properties backing onto development boundary.

Sunstonehouse (Go Homes) (Shaun Hammond)

Litter Bin at eastern end of new path.

Establish ownership of land between new path and rear of Finch Drive. Previously ECC Highways footpath.

Completion of footpath on Heckfords Rd (West) North of Newman Fields junction?

##### Admirals Green.

Gateway on Moors Lane adjacent to Ivy Cottage. Maintenance/Intentions?

Completion of footpath on Michael Wright Way.

Reminder for all landowners re hedging maintenance. Some hedges are so overgrown to the extent that highway signage is now obscured, and pathways obstructed.