

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

The Minutes of the Planning Committee Meeting of Great Bentley Parish Council held on Thursday 7th October 2021 at The Community Resource Centre Plough Road Great Bentley Colchester CO7 8LG commencing at 7.00pm

<u>PRESENT:</u>	
<u>CHAIRMAN:</u>	Councillor K Plummer
<u>COUNCILLORS:</u>	Councillor R. Adams; Councillor Mrs P Dennitts; Councillor P Harry; Councillor J Hills; Councillor B Herbert; Councillor R Taylor; and Councillor G Wright (joined the meeting at 19.08 hours)
<u>CLERK TO THE COUNCIL:</u>	Mrs D Humphris
<u>ALSO PRESENT:</u>	Essex County Councillor Alan Goggin; Tendring District Councillor Mrs L McWilliams; Thirteen members of the public

<u>P10/21.59</u>	<u>APOLOGIES FOR ABSENCE RESOLVED:</u> to accept apologies for absence from Councillor L Edwards
<u>P10/21.60</u>	<u>DECLARATIONS OF INTEREST:</u> Councillor Hills declared a personal and pecuniary interest in planning application 21/01560/FUL as owner and managing director of Hills Residential Construction Ltd Councillors Dennitt and Harry declared a non-pecuniary interest in planning application 21/01560/FUL as neighbours of the proposed site. Councill Herbert declared a non-pecuniary interest in planning application 21/0559/FUL
<u>P10/21.61</u>	<u>PUBLIC PARTICIPATION</u> None
<u>P10/21.62</u>	<u>MINUTES OF THE LAST MEETING</u> <u>RESOLVED (unanimously):</u> that the minutes of the planning committee meeting held on 2 ND September 2021 (previously circulated) should be signed by the Chairman as a true record of the meeting.
<u>P10/21.63</u>	<u>PLANNING APPLICATIONS</u> The committee considered the schedule of planning applications submitted to Tendring District Council for the weeks ending 27 th August 2021, 3 rd , 10 th and 17 th and 24 th September 2021 and <u>RESOLVED</u> to submit comments as detailed below: <u>Councillor Hills left the room for discussion and voting of application 21/01560/FUL</u> <u>Councillor Dennitts abstained from voting on application 21/01560/FUL</u>

<p>a)</p>	<p>21/01305/FUL Mr Russell Brown</p> <p>White Lodge Weeley Road Great Bentley Colchester Essex CO7 8PD</p>	<p>Proposed change of use from office to residential use</p>	<p>No comment</p>
<p>b)</p>	<p>21/01548/FULH Mr and Mrs Herbert Allen House The Path Great Bentley Colchester Essex CO7 8PN</p>	<p>Proposed two storey side extension to form kitchen diner and bedroom.</p>	<p>The new arrangement is unchanged from previous applications and the Council support previous comments from English Heritage.</p>
<p>c)</p>	<p>21/01559/FULH Mr and Mrs Jiggins</p> <p>39 Birch Avenue Great Bentley Colchester Essex CO7 8LR</p>	<p>Proposed two storey rear extension and front porch.</p>	<p>No comment</p>
<p>d)</p>	<p>21/01560/FUL Mr Steve Williams - Hills Residential Construction Ltd</p> <p>Land to The South of Michael Wright Way Great Bentley</p>	<p>Proposed erection of six detached dwellings and associated garaging and infrastructure</p>	<p>RECOMMEND REFUSAL The Parish Council is gravely concerned about the stretch of Heckfords Road which would be subject to 7 vehicular access points within 120 metres. There could be 70+ vehicles at peak hours with a 60m limit going in to a blind bend requiring a stopping distance of 73m. The Parish Council recommend that the proposed development area should remain as Open Space</p> <p>RESOLVED: to request District Councillor McWilliams 'call in' the application to ensure consideration before the Planning Committee of TDC.</p>
<p>e)</p>	<p>21/01594/VOC Mr M Moorcroft</p> <p>The Forge Forge Lane Great Bentley Essex</p>	<p>Variation of condition 2 of application 20/00468/FUL to allow for minor alterations including Air source heat pump</p>	<p>No comment</p>
<p>f)</p>	<p>TPO 21/00005/TPO</p>	<p>2 X Eucalyptus Sturricks Lane Great Bentley</p>	<p>No comment</p>

<u>P10/21.64</u>	<u>PLANNING DETERMINATIONS</u>
	The committee noted the schedule of planning determinations (previously circulated) made by Tendring District Council for the weeks ending 27 th August 3 rd , 10 th , 17 th and 24 th September 2021 which can be found at: https://idox.tendringdc.gov.uk/online-applications
<u>P10/21.65</u>	<u>PLANNING MATTERS TO REPORT</u>
	It was agreed to ask the Clerk to write to various landowners to ask them to cut back hedges adversely affecting traffic signs and footpaths (Details to be provided)
<u>P10/21.66</u>	<u>DEVELOPER LIAISON REPORT</u>
a)	Councillors noted the report submitted by Councillor Harry (Appendix A) which has been previously circulated. Some discussion ensued about the potential new Doctors surgery and the meeting were advised that the CQC did not wish to pursue this and so it was unlikely to go ahead. It was agreed to ask Councillor Harry to find out further details if possible.
b)	<u>Notification of Temporary Event Notice: St. Mary's Gin Tasting 1st October</u> (noted)
<u>P10/21.67</u>	<u>PUBLIC PARTICIPATION</u> A query was raised about the Doctor's surgery and it was felt from the public that CQC should be asked for their strategy if a new surgery is not to go ahead. Further to this land was set aside and 25 houses given planning permission on the basis that a new surgery would be provided and it was believed that pressure should be put on our MP to pursue this. From subsequent conversation it seemed that our MP would need the surgery to approach him before such investigations and enquiries could take place.
<u>P10/21.68</u>	<u>DATE AND TIME OF NEXT MEETING</u>
	Thursday 4 th November 2021 commencing at 7pm at Great Bentley Village Hall.
	There being no further business the Chairman closed the meeting at 19.35 hours.
	<i>Signed</i> CHAIRMAN: SIGNED BY COUNCILLOR K PLUMMER DATE: 4 TH NOVEMBER 2021

APPENDIX A: Developer Liaison Report (min no: P 10/21.66)Cala Homes (Stuart Bailey)

Investigation with Anglia Water for Allotments ongoing.

Landscape zone between Plough Rd housing ribbon and western edge of the development.

Cala Homes have thanked us for our concerns, but following consultation with TDC Planning Officers, they are to continue with a 10M Landscaped Zone. It is believed that careful management of the Zone will overcome concerns of anti-social behaviour/ fly tipping.

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. **Ongoing**

Speed/Volume survey to be conducted near The Paddocks on Plough Rd Aingers Green

Taylor/Wimpey (Alex Moore)

Reserve Matters for 136 properties, a new construction access and change to footpath access subject to TDC Planning Committee. PC comments registered.

To consider a Gateway feature on Weeley Rd! **Yet to be raised.**

Sunstonehouse (Go Homes) (Shaun Hammond)

Litter Bin at eastern end of new path. **Action required with TDC to arrange supply.** Clerk Organising

Completion of footpath on Heckfords Rd (West) North of Newman Fields junction? **Currently liaising with Contractor and highways for completion. Date NYK.**

Admirals Green. (Hills BG)(Stephen Williams)

Gateway on Moors Lane adjacent to Ivy Cottage. Gateway removed for repair/replacement. **Timeframe for restoration**

Completion of footpath on Michael Wright Way. **Yet to be raised.**

Establish new Speed Limit/Gateway Feature Heckfords Rd. **HBG in consultation with contractor and highways. Exact timeframe for completion. NYK**

Reminder for all landowners re hedging maintenance. Some hedges are so overgrown to the extent that highway signage is now obscured and pathways obstructed by vegetation. Highway Rangers can only work within 30mph limit.

Heckfords Road Chevrons obscured by Hedging – **Completed.**

Eg Path on Plough Rd between Aingers Green and GB. (Highways/Landowner?). Slow VAS sign Aingers Green, obscured by Trees (Highways/Landowner). Speed limit countdown on Aingers Green entrance obscured by hedging (Highways/Landowner).