

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

The Minutes of the Planning Committee Meeting of Great Bentley Parish Council held on Thursday 2nd December 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>	<table border="1"> <tr> <td>Councillor R Adams</td> <td>Present</td> </tr> <tr> <td>Councillor Mrs P Dennitts</td> <td>Absent</td> </tr> <tr> <td>Councillor L Edwards</td> <td>Present</td> </tr> <tr> <td>Councillor P Harry</td> <td>Present</td> </tr> <tr> <td>Councillor B Herbert</td> <td>Present</td> </tr> <tr> <td>Councillor R Taylor</td> <td>Present</td> </tr> <tr> <td>Councillor G Wright</td> <td>Absent</td> </tr> <tr> <td>ONE VACANT SEAT</td> <td></td> </tr> </table>	Councillor R Adams	Present	Councillor Mrs P Dennitts	Absent	Councillor L Edwards	Present	Councillor P Harry	Present	Councillor B Herbert	Present	Councillor R Taylor	Present	Councillor G Wright	Absent	ONE VACANT SEAT	
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<u>CLERK TO THE COUNCIL:</u>	Mrs D Humphris																
<u>ALSO PRESENT:</u>	Essex County Councillor Alan Goggin (from 19.09 hours) Tendring District Councillor Mrs L McWilliams; Seven members of the public																

<u>P12/21.79</u>	<u>APOLOGIES FOR ABSENCE RESOLVED:</u> to accept apologies for absence from Councillor Mrs P Dennitts and Councillor G Wright	
<u>P12/21.80</u>	<u>DECLARATIONS OF INTEREST:</u> Councillor Edwards declared a non pecuniary interest in application 21/01825/VOC as a close neighbour. Councillor Herbert declared a personal non-pecuniary interest in 21/01807/FUL as a close neighbour.	
<u>P12/21.81</u>	<u>PUBLIC PARTICIPATION</u> None	
<u>P12/21.82</u>	<u>MINUTES OF THE LAST MEETING</u>	
	<u>RESOLVED (unanimously):</u> that the minutes of the planning committee meeting held on 4 th November 2021 (previously circulated) should be signed by the Chairman as a true record of the meeting.	
<u>P12/21.83</u>	<u>PLANNING APPLICATIONS</u> The committee considered the schedule of planning applications submitted to Tendring District Council for the weeks ending 29 th October, 5 th , 12 th and 19 th November 2021 and <u>RESOLVED</u> to submit comments as detailed on the schedule of applications (Appendix A)	<u>Action: Clerk to submit comments to TDC</u>
<u>P12/21.84</u>	<u>PLANNING DETERMINATIONS</u> The committee noted the schedule of planning determinations (previously circulated) made by Tendring District Council for the weeks ending 29 th October, 5 th , 12 th and 19 th November 2021 which can be found at: https://idox.tendringdc.gov.uk/online-applications	

<u>P12/21.85</u>	<u>OTHER PLANNING MATTERS</u> a) Dead Tree Catkin Cottage plus tree 50 yards past Catkin Cottage RESOLVED: to request permission to fell trees in the Conservation area as they are both dead b) <u>Dismissed Appeal 20/01438/OUT – Land adjacent Timberlea Mere Shair Lane Great Bentley.</u> Members noted the outcome of this appeal. c) <u>Temporary Event Notice 20th November Great Bentley Football Club – Noted by members</u>	<u>Action Clerk:</u> <u>Arrange permission to fell trees</u>
<u>P12/21.86</u>	<u>PLANNING MATTERS TO REPORT</u>	
	<u>a) Developer Liaison Report</u> Councillors noted the report submitted by Councillor Harry (Appendix b) which has been previously circulated. Councillor Harry detailed how developer's s278 contributions were used to improve roads and signage around new developments. <u>RESOLVED (UNANIMOUSLY)</u> to record a vote of thanks to Councillor Harry for his work this year as the Developer Liaison Councillor.	
<u>P12/21.87</u>	<u>PUBLIC PARTICIPATION None</u>	
<u>P12/21.88</u>	<u>DATE AND TIME OF NEXT MEETING</u> Thursday 6 th January 2022 commencing at 7pm at Great Bentley Village Hall.	
	There being no further business the Chairman closed the meeting at hours.	
	<i>Signed</i> CHAIRMAN: DATE:	

APPENDIX A: PLANNING APPLICATIONS FOR COMMENT (min. no. P12/21.83)

WEEK ENDING 29 TH OCTOBER			
21/01846/TCA	2 No. Eucalyptus - remove, 1 No. Apple Tree - prune.	The Pightle Thorrington Road Great Bentley Colchester Essex CO7 8PR	No comment
21/01807/FULHH Mr and Mrs Barrett	Proposed single and part two storey rear extensions.	35 Birch Avenue Great Bentley Colchester Essex CO7 8LR	No comment
WEEK ENDING 5 TH NOVEMBER			
21/01825/VOC	Variation of condition 2	The Book Service	No comment

Mr Colin James - Penguin Random House UK	(plans) of application 21/00719/FUL to change the height of the approved low bay extension is to be increased in height to meeting the changing needs of the business.	Colchester Road Frating Colchester Essex CO7 7DW	
WEEK ENDING 12 TH NOVEMBER			
21/01900/TCA Mr Barry Day	Reduce overhanging Leylandii.	Bow Cottage The Green Great Bentley Colchester Essex CO7 8LX	No comment
WEEK ENDING 19 TH NOVEMBER			
21/01893/FULHH Britton	Proposed single storey rear extension, part garage conversion and new roof to garage.	Hill Crest Thorrington Road Great Bentley Colchester Essex CO7 8QD	No comment
21/00977/DETAIL	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 (APP/P1560/W/19/3231554) dated 15/5/20.	Land to The South of Weeley Road and to the East of Birch Avenue and Pine Close Great Bentley	OBJECTION: Great Bentley Parish Council wish to object 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.

APPENDIX B DEVELOPER LIAISON REPORT**MIN. NO. P12/21.86 (a)**

DEVELOPER LIAISON – UPDATE AS AT 25th Oct

Cala Homes (Stuart Bailey)Investigation with Anglia Water for Allotments ongoing. **Agenda Item**

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**

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. **Amended Plans recently submitted.**

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 Complete.**

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

Leading S278 works for Island/High Level beacons at A133/Heckfords Rd junction

Admirals Green. (Hills BG)(Stephen Williams)

Gateway on Moors Lane adjacent to Ivy Cottage. **Design agreed, yet to be installed.**

Completion of footpath on Michael Wright Way. **Planning Application pending that will affect/cross this footpath**

Establish new Speed Limit (30mph/Roundel and Sharks teeth). New Village Sign and Gateway Feature to replace current signage in same position on Heckfords Rd. **Ongoing**

Requested "Caution Pedestrian" signage to make motorists aware of designated but unmarked crossing on Heckfords Rd. To be included as part of S278 works.

Commencement of LEAP – **Awaiting reply**

Intentions for land allocated for surgery **Awaiting reply**