

GREAT BENTLEY PARISH COUNCIL**Planning Committee Meeting February 2022**

The Minutes of the Planning Committee Meeting of Great Bentley Parish Council held on Thursday 3rd February 2022 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>Absent</td> </tr> <tr> <td>Councillor A Clarke</td> <td>Present</td> </tr> <tr> <td>Councillor Mrs P Dennitts</td> <td>Present</td> </tr> <tr> <td>Councillor L Edwards</td> <td>Absent</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>Absent</td> </tr> <tr> <td>Councillor G Wright</td> <td>Present (from 19:33 hours)</td> </tr> </table>	Councillor R Adams	Absent	Councillor A Clarke	Present	Councillor Mrs P Dennitts	Present	Councillor L Edwards	Absent	Councillor P Harry	Present	Councillor B Herbert	Present	Councillor R Taylor	Absent	Councillor G Wright	Present (from 19:33 hours)
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<u>CLERK TO THE COUNCIL:</u>	Mrs D Humphris																
<u>ALSO PRESENT:</u>	Essex County Councillor Alan Goggin Tendring District Councillor Mrs L McWilliams sent apologies for absence Nine members of the public																

<u>P02/22.99</u>	<u>APOLOGIES FOR ABSENCE RESOLVED:</u> to accept apologies for absence from Councillor R Adams, Councillor L Edwards and Councillor R Taylor.
<u>P02/22.100</u>	<u>DECLARATIONS OF INTEREST:</u> None
<u>P02/22.101</u>	<p><u>PUBLIC PARTICIPATION</u></p> <p>A member of the public gave some detail about application 21/02176/FUL due to be discussed at this meeting and asked for the Council to consider objecting to the application on the grounds he had detailed (which had already been lodged with TDC and can be viewed online) The Council thanked the gentleman for his hard work. A matter was also raised about the negative impact on an elderly lady in the village where the proposed development would impinge on her garden.</p> <p>A query was raised about a proposed play area and the Chairman advised that this related to a different development. Councillor Clarke advised people to object and to repeat their objections as this would have an impact.</p>
<u>P02/22.102</u>	<u>MINUTES OF THE LAST MEETING</u>
	<u>RESOLVED (unanimously):</u> that the minutes of the planning committee meeting held on 6 th January 2022 (previously circulated) should be signed by the Chairman as a true record of the meeting.
<u>P02/22.103</u>	<u>PLANNING APPLICATIONS</u>

	The committee considered the schedule of planning applications submitted to Tendring District Council for the weeks ended 7 th 14 th and 21 st January 2022 and RESOLVED to comment as per Appendix A.	
<u>P02/22.104</u>	<u>PLANNING DETERMINATIONS</u>	
	The committee noted the schedule of planning determinations (previously circulated) made by Tendring District Council for the weeks ending 7 th 14 th and 21 st January 2022.	
<u>P02/22.105</u>	<u>OTHER PLANNING MATTERS</u> None	
<u>P02/22.106</u>	<u>PLANNING MATTERS TO REPORT</u>	
	<u>a) Developer Liaison Report</u> Councillor Harry submitted a report which was noted. <u>b) 21/01560/FUL – 6 houses on land south of Michael Wright Way next to Heckfords Road.</u>	
<u>P02/22.107</u>	<u>PUBLIC PARTICIPATION</u> District Councillor McWilliams gave some further detail of the planning application for 31 houses advising that consideration also needed to be given to the impact on the Pumping Station at Weeley Road which was already struggling to cope with new development and as a result leading to raw sewage leaking into nearby gardens. A member of the public raised concerns about the exit from the village onto the A133, which following highways improvements was now flowing better causing traffic to move more quickly at speeds of 50-60mph. Councillor Harry advised that in the past there had been suggestions to make this a left hand only turning but due to the nearby bus stop this was not possible. He advised that lights and bollards were due to be installed at some point in the future from s.278 works.	
<u>P02/22.108</u>	<u>DATE AND TIME OF NEXT MEETING</u> Thursday 3 rd March 2022 commencing at 7pm at Great Bentley Village Hall.	
	There being no further business the Chairman closed the meeting at 19.34 hours.	
	<i>Signed</i> CHAIRMAN: SIGNED BY CLLR P HARRY DATE: 3RD FEBRUARY 2022	

APPENDIX A - PLANNING APPLICATIONS FEBRUARY 3RD 2022**The Council RESOLVED: to make comments as follows:**

[21/02169/FULHH](#)
Mr and Mrs Priest

Proposed single storey rear extension

9 Rowan Close
Great Bentley
Colchester
Essex
CO7 8NY

NO COMMENTS

[22/00054/TPO](#)
Mr Clive French

1 No. Willow and 1 No. Silver Birch -
reduce by a third.

Ivy House
The Green
Great Bentley
Colchester
Essex
CO7 8PH

NO COMMENTS

[21/02176/FUL](#)
Mr and Mrs Frank Strutt

Construction of 31 dwellings with
associate access, parking, public open
space, landscaping and other works

Land at Moorlands Farm,
Great Bentley
Essex
CO7 8RS

OBJECT TO THE APPLICATION:

The Parish Council acknowledge that this application is within the Village Boundary as depicted in Part II of the recently adopted Local Plan, nevertheless the Council object to this Planning Application. A further 31 dwellings is not sustainable in the village that has already experienced a 56% increase in housing stock, despite hundreds of thousands of pounds being paid by developers for health, education, and highways infrastructure there has been no material benefit.

The Local Plan's Overall Assessed Housing need has been established as 550 per annum. For planning purposes (a 5-year period) Tendring Council can demonstrate a 6.66-years supply of deliverable housing; a surplus

of approximately 1000 dwellings.

The application form describes the site as Moorlands Farm and the current use of the land as former agricultural. This site has not been a farm for some 30 years plus, furthermore a planning application in 1995 changed the use of a significant area of land from agricultural to domestic garden.

Perusal of the Proposed Site and Location Plans reveal that the Northern edge of the site abuts Michael Wright Way which is in the Admirals Green development. This area of land overlaps the Admirals Green site which is already allocated as Open Space. Plots 1,2,3 and possibly 4 are in the established Conservation Area of the Village – established trees and hedging cannot be removed. These same plots would also obscure the view from the Village Green to the Countryside, maintaining this view was a condition for the Admirals Green development as can be seen in the location plan for the application. If the Application is considered for approval, then the same condition should be also applied to this proposed development.

The proposed development will add to the pressures on the local sewage infrastructure the capabilities for which are already beyond capacity and literally overflowing on a regular basis. Anglia Water have clearly stated the system does not have the capacity.

In summary a further 31 houses are neither needed nor

sustainable and should be refused.

[22/00019/FULHH](#)
Mr and Mrs Clarke

Proposed conversion of conservatory approved under 21/0106/FUL to dining area by forming flat roof.

4 Chapel Terrace
Heckfords Road
Great Bentley
Colchester
Essex
CO7 8PQ

NO COMMENTS

[22/00058/FUL](#)
Jon Childs

Proposed log cabin to form additional office space and storage.

Vestergen Spices and Sauces Ltd
Plough Road
Great Bentley
Colchester
Essex
CO7 8LA

NO COMMENTS