Minutes of Bures Hamlet and Bures St Mary Parish Councils
Joint Planning Committee Meeting

Monday 8th October 2018 at the Main Hall, Bures Community Centre, Nayland Road at 7.30pm

Present: BHPC: Cllrs D Lee, M Randall, R. Butler, M Baker, C Ellis, M Welch
BSMPC: Cllrs G Jackson, L Alston, T Fairbairn, J Aries, S Pentney, D Ambrose, A Waring

In the Chair: Cllr D Lee (Chairman of BHPC) and Cllr G Jackson (Chairman of BSMPC) each acting as Chair for matters relevant to their own parish.

Also Present: Mrs J Wright (Clerk)

1/10/18 APOLOGIES FOR ABSENCE
Apologies received from Cllr Crowe (BHPC) (unwell), Cllr Aries (BSMPC) (work commitment), Cllr McCrory (BSMPC) (work commitment). Absent Cllr Saer (BSMPC).
All apologies accepted by those members present.

2/10/18 DECLARATION/REGISTER OF INTERESTS/DISPENSATIONS
To declare any 'Pecuniary' or 'Non-pecuniary' interests in respect of items on the agenda.
No Register of Interests declared or Dispensation requests put forward.

3/10/18 PUBLIC FORUM – Questions or Statements from the Public
15 minutes maximum public participation
3 minutes for individual contributions unless longer required
There were 22 members of the public present.
It was noted that there were currently 75 objections submitted online against Application 18/01640/OUT with further objections pending.
The BDC planning website page had been corrected to read the deadline date for responses as 18th October.
Cllr Jackson confirmed that the recently submitted applications for Lawful Development Certificates (Existing) by the developer of the Cuckoo Hill site would be discussed at Item 9 on the agenda. However she was unable to confirm that an agreed response would be prepared this evening owing to further information only being received immediately prior to the start of the meeting.

4/10/18 LAND AT COLCHESTER ROAD
a) Report on follow up since previous parish council meetings
Cllr Lee reported that a revised application 18/01640/OUT had been submitted by Gladman Developers Ltd following the refusal by BDC of Application 17/02291/OUT which was currently under Appeal APP/Z1510/W/18/3207509. A meeting had been held of volunteers who were leading an objection campaign to the proposals for the land at Colchester Road. Cllr Lee advised that he had attended the meeting as an observer.
The campaign included an online petition, advertising material and banners to encourage support from the village to prevent the proposed development.

b) Responses to revised application 18/01640/OUT

Cllr Lee suggested to members that the two parish councils should each agree a separate response to the application followed by an agreement of a joint response.

Cllr Fairbairn (BSMPC) questioned whether the revised application covered the S106 requirement as stated within the refusal notice by BDC. Cllr Lee noted that it was not clear whether the requirement had been covered.

Cllr Lee proposed that BHPC submit the same response as had been previously submitted for Application 17/02291/OUT.

A vote was taken. 4 in favour with 1 abstention. Proposal agreed.

Cllr Lee subsequently decided that a more fuller response was preferable and circulated for councillors approval an expanded draft submission detailing the points of objection related to the NPPF guidelines. All those who replied fully endorsed this approach and this was submitted within the extended time available to BHPC to reply.

Cllr Jackson questioned that the inability of the foul water drainage system to manage the current flooding situation would mean that it is unable to cope with any further housing being linked to it. She then proposed that BSMPC submit the same response as had been previously submitted for Application 17/02291/OUT.

A vote was taken with 5 in favour. Proposal agreed.

Cllr Lee proposed that the joint response should be the same as the previously submitted joint response made to the Appeal Inspector.

A vote was taken. 10 in favour with 1 abstention. Proposal agreed.

c) Appeal and Public Inquiry Ref: APP/Z1510/W/18/3207509

Notification had been received from Braintree District Council that an appeal had been made to the Secretary of State following its refusal of planning application No. 17/02291/OUT.

It was noted that all previous comments made would be forwarded to the Inspector for his consideration when determining the appeal. A joint parish council response had been submitted as previously agreed.

5/10/18 VACANT GARAGE SITE 7 – 9 COLCHESTER ROAD

The Chairman gave a brief background of the site following up to the recent refusal of Planning Application No. 18/00649/OUT for 4 dwellings. A letter had been sent to the developer from the parish council following its Extraordinary Parish Council Meeting of the 13th August to offer support to Mr Sharpe and to work with all parties concerned to encourage an amicable use of the vacant site. A revised draft sketch plan from the developer showed proposals for 2 dwellings plus workshop and studio. Mr Sharpe had informed the Clerk that through his own conversations with the East of England Co-operative Society he did not feel confident that a food outlet could be established on the site. Members agreed that a joint parish council meeting with him was prudent to progress all possibilities for use of the site. Clerk to follow up.

6/10/18 LAND TO REAR OF PARSONAGE GROVE

Balkerne Gate Developments had taken over the site and were currently in negotiations with BDC to build 9 detached bungalows. Outline permission had originally been approved in 2017 for 9 dwellings. The developer asked the parish council to put forward a suggested name for the estate. Cllr Alston, local Historian agreed to investigate what the land was originally called before a suggestion was put forward.

7/10/18 BRAINTREE DISTRICT COUNCIL LOCAL PLAN

Latest information on the Local Plan from the Portfolio Holder for Planning and Housing had been circulated. The Plan submitted to the Planning Inspector had been found unsound particularly relating to the Garden Communities. Tendring, Colchester and Braintree Local Authorities agreed to work together. A timetable to be formed of detailed work to respond to the Inspector's findings.

8/10/18 PLANNING APPLICATIONS AND DECISIONS

The following applications were either responded to or reported on:

BSM DC/18/04260 Planters, St Edmunds Lane – to fell 1 no. Scots Pine and for Crown reduction to Oak trees – the Parish Tree Warden had no objections to the proposed work. It was resolved to support the application.

BSM DC/18/03406 No. 13 Nayland Road– erection of rear two storey extension – following concerns raised by a neighbouring property, Cllr Aries had visited the site and the Clerk had written to the Planning Officer with her observations. Application now granted with concerns noted.

BSM DC/18/03363 No. 25 Nayland Road – permission granted for erection of single dwelling and associated parking.

BSM DC/18/04382 Wharf House, Bridge Street– Crown reduction and removal of bough to Norway Maple – the Parish Tree Warden had no objections to the proposed work. It was resolved to support the application.

BH 18/01544/LBC The Ferriers, Ferriers Lane – to replace existing damaged brick base and weatherboarding to barn.
No objections.

9/10/18 PLANNING ENFORCEMENT

The following enforcement cases were either responded to or reported on:

The Slaughterhouse and land adjacent Cuckoo Hill:

Further development on site had ceased following the refusal of Application No. DC/18/00929. The developer had responded to the refusal by submitting 5 applications for Lawful Development Certificates (Existing) – Nos. DC/18/04204, 04205, 04206, 04231 and 04208. Cllr Parker had submitted guidance to the parish councils on Lawful Development Certificates however the Chairman had regrettably not been given enough time to digest the information before the start of this meeting. Cllr Parker also advised that the applications were being referred to the BDC Legal Department.

Residents considered the applications highly technical and it would be difficult for them to give a response to. Responses to be made to BDC by 25th October.

Members considered that the development should continue to be considered as one site and not as individual plots as indicated by the submission of the applications.

The Chairman proposed that legal advice should be gained from Holmes and Hills Solicitors prior to the parish council submitting its response. This was agreed by all members.

17/00321/COU Knowle House (formerly Chambers Bus Yard) – the parish council had been made aware of this planning enforcement case and correspondence circulated to all members. Retrospective planning permission was required for change of use from Sui Generis to B2. No application had been submitted to date. It was agreed to request Cllr Parker to follow up on this matter urgently. It was also agreed to write to the letting agent for the site outlining the concerns raised by the neighbouring property.

18/00260/COU Buck Field House, Arger Fen - a possible breach on the original planning application was being investigated owing to the Lodge currently being used as a separate dwelling.
18/00262/COU Rainbow Field, Arger Fen - the parish council had raised its concerns regarding earthworks at the location and the siting of a mobile home. These concerns were currently being followed up.

10/10/18 PLANNING TRAINING
A suitable date and time for a joint planning training session for all parish council members was being investigated through the Essex Association of Local Councils.

At this point in the meeting Chairman Cllr Lee invited the public to offer comments to the members.

Residents raised concern as to how they could respond satisfactorily to the 5 applications for Lawful Development Certificates for the development at Cuckoo Hill. The Chairman was asked for the community to be given a lead on this.
The Chairman referred to anti-Gladman campaign materials being shared by the Ardleigh group. These were adapted to refer to the situation in Bures.
It was also noted that a letter from the Stour Archaeological Group had been submitted online in response to the recent second application for the land at Colchester Road reporting it to be a Bronze Age site.
One resident suggested that when speaking at the Appeal Hearing that each objector should choose a specific objection to speak on to avoid duplication.
Cllr Fairbairn (BSMPC) thanked the Campaign Group for circulating the list of bullet points however he disputed two of the points made.

At this point the Chairman referred back to the main agenda.

11/10/18 BRIEF INFORMATION & EXCHANGE FOR NEXT AGENDA ITEMS
Notification from Colchester Borough Council Planning Services advising of Application 182217 Essex & Suffolk Gliding Club to be followed up if necessary.

12/10/18 DATE OF NEXT MEETING
Joint Planning Committee meeting to be set as required.

The meeting closed at 9.45pm.

Signed: Chairman Date