

STOKE BY NAYLAND PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held at the Village Hall on Tuesday 3rd July 2012 at 7.00 p.m.

Present: Mrs. Ennew-Hayter, Mrs. Klimowicz, Mr. Sedgwick, Mr. Shrosbery and the Clerk

1. Apologies for Absence – Mrs. Oakes

2. Declarations of Interest – None

3. Minutes - the Minutes of the meeting held on 12th June 2012 were confirmed as a correct record and were signed by the Chairman.

4. Matters Arising

- i) Parking on the pavement in Polstead Street – the Clerk had put a notice in the Community Newsletter asking that vehicles were not parked on the pavement. Mrs. Klimowicz had tried to speak to residents about this but they had not been at home. Mr. Sedgwick had spoken to the occupier of one property and builders working at an adjoining property. It was agreed to produce a leaflet to deliver to each house – **Action** – Clerk
- ii) Roadside Advertisements – the Clerk had written to ask for clarification on when the advice from SCC would be available – **Action** - Clerk to follow-up for a response

5. Planning Applications – the Committee considered the following:

- i) 120965 – Horkesley Park – change of use and development of land to form ‘The Stour Valley Visitor Centre at Horkesley Park’.

Mr. Shrosbery had attended a briefing meeting held by Colchester Borough Council on the application. He explained that the revised application was for a reduced area of development, had no development within the AONB, showed a reduction in the projected number of visitors and also the average length of visit. After discussion the Committee RESOLVED to recommend refusal of the application.

The Committee felt that points it made on the 2009 application (090231) continued to be applicable:

- the considerable retail and leisure aspects of the development would impact the viability of existing town centre facilities
- the volume of extra traffic passing through Stoke by Nayland. Many more than the estimated number of visitors will choose to drive through the Dedham Valley AONB as it is the scenic and shortest route and that directed by SATNAV tools. The route in question includes the B1068 through Thorington Street which is narrow, winding and has recently been subject to special investigation and safety measures following accidents
- the impact of illumination from the direction of Stoke by Nayland - as the highest point in the area, there is a strong likelihood of light pollution in this direction.
- the impact of noise from the day-to-day running of the centre - any special events

incorporating outdoor PA systems or music will create noise which will travel a considerable distance.

In addition the Committee made the following points

- it was pleasing to see that the revised application had no development within the AONB itself. However the proposal is next to, and will detrimentally affect, the AONB.
- the average length of stay is now estimated to be 4 hours. The Committee feels that this reduction will have the affect of increased traffic on the roads through the AONB as the visit will be combined with visits to other attractions in the area.

6. Applications Approved – the Committee noted the following:

- i) B/12/00495/FUL – Giffords Hall – proposed alterations and erection of an extension of the north garage outbuilding to provide for a woodchip store, boiler room and new estate office
- ii) B/12/00496/LBC – Giffords Hall – application for listed building consent – proposed alterations and erection of an extension of the north garage outbuilding to provide for a woodchip store, boiler room and new estate office
- iii) B/12/00534/FHA – Honeycroft, Scotland Street – erection of garage to existing retaining wall (following removal of existing garage)
- iv) B/12/00349/LBC – Wasses Farmhouse, Higham Marsh – application for listed building consent – alterations to outbuildings
- v) B/12/00345/CEU - Wasses Farmhouse, Higham Marsh – application for Certificate of Lawfulness for an Existing Use – Outbuilding used for ancillary domestic purposes

7. Other Correspondence – Babergh Core Strategy – the Clerk had been informed that consultation on modifications to the proposed Core Strategy would take place in July/ August.

The meeting finished at 7.25 pm

Chairman