

STOKE BY NAYLAND PARISH COUNCIL
MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE
1 AUGUST 2023, 7.00PM AT THE VILLAGE HALL

Present: Martin Nielsen (MN) – Chairman
Sean Fry (SF) – Vice-Chairman
Adam Sedgwick (AS)
Stevie Bezencenet (SB)
Vivienne Klimowicz (VK)

Apologies: Vicki Gibbins (VG)

In attendance: James Dark – Clerk (JD)

1 APOLOGIES FOR ABSENCE

See above. Apologies and the reasons given were accepted.

2 DECLARATIONS OF INTEREST IN ANY AGENDA ITEM

None declared.

3 PUBLIC FORUM

No members of the public were present.

4 MINUTES

4.1 Minutes of the previous meeting

The minutes of the meeting held on 4 July 2023 were approved and signed.

4.2 Actions from the previous meeting not covered elsewhere on the agenda

- AS reported that he had contacted Tendring Hall Estate to arrange a meeting regarding land registration issues and this was expected to take place in August
- MN reported that he had contacted the golf club regarding the parish council's concerns about the traffic plan submitted in relation to discharge of conditions for application DC/23/02356. The club had provided assurances that site traffic would not be routed through Stoke by Nayland village. It was noted that Babergh District Council had not placed the parish council's response to this application on its website.

Action: Clerk to ask the District Council to place its response on the website.

- MN further reported that the golf club had informed him that it would be applying to divert a footpath across the golf course which would involve closing it and opening a new route. In addition, the golf club was planning to open a permissive footpath on its land alongside the driving range. In conjunction with an existing path alongside the B1068 this would mean there would be a walking route from Stoke by Nayland village to the club entrance at Keeper's Lane.
- AS reported that he would clarify the Estate's commitment to inform the parish council of significant tree works during the meeting to discuss land registration.

5 PLANNING APPLICATIONS

5.1 Application DC/23/03218 – The old Vicarage

No comments to be submitted in response to the consultation.

5.2 Applications DC/23/03212 and DC/23/03527 - Old Forge House

No comments to be submitted in response to the consultation.

5.3 Application DC/23/03214 - 2 Rowley Cottages

It was agreed to respond to the consultation requesting that a condition be placed on any approval requiring that blinds should be fitted to reduce light pollution in the area. This would

support the parish council's established position on dark skies which is in line with the AONB team's dark skies policy.

Action: Clerk to respond to the consultation requesting the condition agreed.

5.4 Application DC/23/03364 - Old Forge House

No comments to be submitted in response to the consultation.

5.5 Application DC/23/03592 - Orchard House

No comments to be submitted in response to the consultation.

6 PLANNING DECISIONS

6.1 Applications DC/23/02423 - Giffords Hall

Approval of the application was noted.

6.2 Application DC/23/03079 - The Crown

Approval of the application was noted.

6.3 Applications DC/23/02623 - 4 Thorington Villas

Approval of the application was noted.

7 PLANNING CONTROL

7.1 1 Butt Road

Correspondence from parishioner indicating that the development at 1 Butt Road had not complied with a planning condition requiring installation of a non-opening window was noted.

Action: Clerk to verify the situation and write to the district council enforcement and planning teams requesting that action is taken to ensure the condition is complied with.

8 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT

8.1 National Grid Bramford-Twinstead powerlines proposal

MN confirmed that the parish council had submitted an initial representation to the planning inspectorate's inquiry into the proposal stating that more should be done to mitigate impacts including additional undergrounding and routing of construction traffic.

A meeting had been scheduled with Polstead and Assington parish councils to discuss co-ordinating on issues of mutual interest.

MN indicated that National Grid is using a technical argument on the setting of the AONB to justify its position and counter potential objections based on visibility of the proposed infrastructure from the AONB. Therefore the parish council may need to investigate the possibility of drawing on more informed or professional opinion from other bodies.

Action: AS to look into potential resources available via the Dedham Vale AONB Project.

SF to look into the potential to transfer information from a pressure group facing similar issues re the Norwich-Tilbury powerline proposal.

8.2 Boxted Bridge

MN reported that ECC is expected to publish documents justifying closure of the bridge within four weeks, after which a challenge to the closure could be considered. It was considered that, regardless of the content of the ECC documents, it was highly unlikely that closure to pedestrians and cyclists could be justified.

Action: MN to write to Essex County Council requesting that the bridge be reopened for pedestrians and cyclists.

MN further updated that a report commissioned by Save Our Bridge challenging planning aspects of ECC's proposal to remodel the bridge was close to completion. This would be provided for BDC's consideration alongside reports challenging ECC's proposal on structural engineering and highways engineering and safety grounds.

8.3 Anglian Water pipeline proposal

MN reported that Anglian Water had submitted documents to BDC responding to the parish council's objections to the proposal and to the alternative routing put forward by the parish council. These included reference to a desktop study by AW on the alternative routing which found that it crosses more of the Stour flood plain, plus evidence of heritage sites on the alternative route. It was noted that the AW submission does not comment on claimed advantages to the parish council's proposed routing – i.e. it would be cheaper and less disruptive. MN said he had asked AW to share its desktop study and evidence regarding heritage assets. In addition MN would be meeting with representatives from Higham and Shelley parishes to discuss the AW proposal.

9 DATE AND TIMING OF NEXT MEETING

Tuesday 5 September 2023 at 7.00pm – Venue: Village Hall.

The Chairman closed the meeting at 8.40pm.