

**STOKE BY NAYLAND PARISH COUNCIL**  
**MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE**  
**2 AUGUST 2022, 7.30PM AT THE VILLAGE HALL**

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

**Apologies:** None

**In attendance:** James Dark – Clerk (JD)

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**1 APOLOGIES FOR ABSENCE**

None.

**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 5 July 2022 were approved and signed.

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

The Clerk reported that One School had acknowledged a request to consider re-routing buses away from the village centre.

MN reported that he had contacted SCC regarding a section of footpath that had been added to the cutting schedule but had not been cut. This had since been attended to by another party. SCC would ask the contractor to make sure it is included in future cuts.

**5 PLANNING APPLICATIONS**

**5.1 Application DC/22/03382 – Land Adjacent To 16 Goldenlonds**

No comments to be submitted in response to the consultation.

**5.2 Application DC/22/03444 – 1 Beech Cottages**

SB reported that a parishioner had expressed concerns to her over the proposed use of peg tiles. The committee did not consider that there were grounds to make a request or objection relating to this issue. No comments to be submitted in response to the consultation.

**5.3 Application DC/22/03560/61 – St Anthony Cottage**

No comments to be submitted in response to the consultation.

**5.4 Application DC/22/03663 – Cherrytrees**

No comments to be submitted in response to the consultation.

**6 PLANNING DECISIONS**

**6.1 Application DC/22/02636 – Holly Tree**

Approval of the application was noted.

## **6.2 Application DC/22/02251 – Giffords Hall**

Approval of the application was noted.

## **6.3 Application DC/22/02787 – The Stables**

Approval of discharge of conditions related to heat pumps was noted. It was reported that the District Council's planning portal does not show that this application also relates to discharge of conditions related to parking and that approval had not yet been received on this matter. It was further noted that the applicant had yet to apply for discharge of conditions relating to lighting in order to comply with planning consent.

**Action:** Clerk to write to the District Council bringing these matters to its attention.

## **7 PLANNING CONTROL**

### **7.1 The Angel**

MN reported that a potential breach of planning regulations at the Angel as a result of removal of public access for drinking had been raised at the parish council's regular meeting with senior District Council planning officials. In the first instance the District Council would be contacting the Angel asking if it would be applying for change of use.

It was noted that work had been carried out to the front of Assur House, a Grade II listed building.

**Action:** MN would contact the occupant to ask if advice had been requested from the District Council before carrying out the work.

## **8 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT**

### **8.1 Meeting with senior Babergh District Council planning officers**

MN reported that issues raised at the meeting included:

- The Angel's approach to complying with planning consent and the District Council's approach to enforcement.
- The issues the District Council is having in complying with the inspector's requirements during the Local Plan process.

It was considered that it had been a helpful meeting attended by appropriate District Council staff including the senior enforcement officer.

The next meeting had been scheduled provisionally for early 2023.

### **8.2 SCC Lorry Route Map Review**

Correspondence from SCC showing a proposed lorry route from the A134 to Blundens Corner was noted. This raised a number of issues. In particular, no explanation had been given on the need for this route, what it meant in practice and whether it represented a change from the existing situation. It was also unclear how it related to the existing 18t weight limit TRO and why it was necessary to have a lorry route extending past the Konings plant towards Stoke village.

MN had asked SCC councillor James Finch to look into the implications.

**Action:** Clerk to supplement MN's request to James Finch by writing to the lead SCC officer asking for clarification on the points above and requesting that no final decision is made without consultation with the parish council on any changes that would arise from the review.

### **8.3 NALC consultation on short term holiday lets**

It was agreed that this was not a significant issue in the parish and that the parish council would not respond to the consultation.

### **8.4 The Blundens traffic**

SB reported that a resident from The Blundens had raised concerns over cars making U-turns on the street because drivers are unaware it is a cul-de-sac.

**Action:** SB to assess the existing signage and report back to the next parish council meeting on whether the parish council should request any amendments to the signage from SCC to help address the issue raised.

### **8.5 Bramford-Twinstead powerline proposal**

It was noted that National Grid's next consultation would start on 8 September closing on 6 October. The timings meant an extraordinary meeting may be required to consider the proposal.

## **9 NATURAL ENVIRONMENT**

### **9.1 Footpaths**

MN was thanked for the work he and a resident had undertaken to repair Sowers Brook Bridge.

**Action:** Clerk to write letters of thanks to the resident and company that had assisted in repairs.

### **9.2 District Council Parish Trees, Hedgerows and Wildflowers Scheme**

It was agreed that an application should be made for seeds to plant on the wildflower sections of The Downs.

**Action:** AS to make the application on behalf of the parish council.

**Action:** Clerk to inform other relevant organisations in the parish of the scheme including the Community Woodland and the Recreation Ground Committee.

## **10 PLANNING AND ENVIRONMENT MATTERS ARISING**

### **10.1 Community Development Grants**

SB reported on the availability of the grants in Babergh and that the deadline for applications is 17 September deadline.

**Action:** Clerk to place a potential application on the agenda for the September meeting.

**Action:** Clerk to inform other relevant organisations in the parish of the availability of the grants including the Community Woodland, school and the Recreation Ground Committee.

### **10.2 District Council policy on low/zero carbon development**

Further to an action from the July meeting, AS reported that the District Council's emerging policy in the draft local plan contains a CO2 reduction requirement but does not place any specific requirements on developers with regard to, for example, low carbon technology. There are also no requirements on emissions other than carbon. It was agreed that the adequacy of this policy should be raised with the Green Group on the District Council.

**Action:** AS to contact the leader of the Green Group to raise the issues identified regarding the adequacy of the District Council's emerging policy.

### **10.3 Boxted Bridge**

MN reported that Boxted Parish Council would be contacting Essex County Council making the case for the application to replace the bridge to be withdrawn and had asked for Stoke by Nayland Parish Council to write in support. This would be consistent with the parish council's responses to ECC's planning applications.

**Action:** MN and the clerk to write the letter of support requested by Boxted Parish Council.

## **11 FUTURE AGENDA ITEMS:**

- Community Development Grants
- Anglian Water pipeline
- Bramford-Twinstead Powerline consultation

## **12 DATE AND TIMING OF NEXT MEETING**

Tuesday 6 September 2022 at 7.00pm – Venue: Village Hall.

The Chairman closed the meeting at 8.20pm.