

STOKE BY NAYLAND PARISH COUNCIL
MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE
2 MAY 2023, 7.30PM AT THE VILLAGE HALL

Present: Martin Nielsen (MN) – Chairman
Vivienne Klimowicz (VK)
Adam Sedgwick (AS)
Stevie Bezencenet (SB)

Apologies: Vicki Gibbins (VG), Sean Fry (SF) – Vice Chairman

In attendance: James Dark – Clerk (JD), four members of the public

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

Two members of the public, supported by a neighbour and a relative, presented counter arguments to objections from the parish council to a planning application for a driveway on Sudbury Road. They also pointed out that the general traffic and parking conditions on Sudbury Road created safety hazards for residents when accessing cars parked on the roadside and that a dangerous incident had recently occurred when getting into a car. The chairman thanked the members of the public for attending and said the committee would take the views expressed into account should there be a further consultation on inserting a driveway. He also explained the parish council's limited powers to influence planning decisions as a statutory consultee.

4 MINUTES

4.1 Minutes of the previous meeting

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

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

- SB reported that The Crown does not own the grass area adjacent to its entrance.
- MN reported on maintenance of vegetation on the path between Lavender Cottage and the primary school.
- MN confirmed that he would provide the clerk with a picture of repairs to gates on the footpath below Black Fen. The Clerk would send these to Tendring Hall Estate and request that the tenant make adequate repairs.

5 PLANNING APPLICATIONS

5.1 Application DC/23/01372 – Crockleford House

No comments to be submitted in response to the consultation.

5.2 Application DC/23/02047 – Thorington House

No comments to be submitted in response to the consultation.

5.3 Application DC/23/02040 – Lower Fen

No comments to be submitted in response to the consultation.

5.4 Application DC/23/01992 –The Crown

It was noted that the application did not include details of potential activities, noise levels and opening house for the tipi. It was reported that some concerns on noise had been expressed by residents since the tipi had been in operation.

Action: Clerk to request that the district council approach the Crown for information on potential activities, noise levels and opening house for the tipi, keep the committee informed, and take the information into account when considering the application.

6 PLANNING DECISIONS

Application DC/23/01337 – the Old Vicarage

The decision on discharge of conditions was noted.

7 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT

7.1 BDC consultation: JLP Proposed Main Modifications and Policies Map Changes

The draft response to the consultation circulated before the meeting was approved. It was noted that the response included an explanation of how the Adopted Settlement Boundary (ASB) in the Local Plan will impact the possibility of sites being identified for affordable housing schemes, and the positive impact the re-designation of the ASB may have in this respect.

Action: Clerk to submit the response to the consultation.

7.2 Update on UKPN work on The Downs

AS reported that UKPN is expected to remove duplicate poles on 20 May, and UKPN had agreed to remove the lantern on The Downs at the same time.

Action: AS to alert residents that the light will be removed once UKPN confirms the removal date.

UKPN had said it would investigate Wayleave payments that may be due to the parish council if proof of ownership can be provided. While a copy of the conveyance may satisfy this, AS reported that this contact with UKPN had highlighted again the need to register parish council ownership of The Downs and the Village Green with the Land Registry. AS reported that two small parts of The Downs are incorrectly registered as owned by Tendring Hall Estate, and discussions would need to take place with the Estate on de-registering this land.

Action: AS to contact Tendring Hall Estate to discuss the deregistration of land on The Downs registered to the estate.

Action: AS to work with the clerk on registering ownership of The Downs and Village Green.

Action: Registration of ‘unclaimed’ pockets of land in the parish to be considered in due course.

7.3 County Broadband installation

SB reported on that she would clarify the roads on which County Broadband is planning to make installations in the parish and its rights to make these installations.

Action: SB to contact SF to discuss this matter.

7.4 Boxted Bridge

MN reported that he had met the Save our Bridge Campaign and would be providing comments on an appraisal of previous engineering reports. This appraisal had been commissioned by the campaign with part funding from the parish council.

The campaign would be commissioning a further report from a planning consultant and had agreed that the parish council should discuss the approach to developing this report with the consultant.

MN and AS would also look to contact an appropriate professional with a view to seeking support for the parish council and the campaign’s position that Essex County Council’s proposals to remodel the bridge and the approach to it would create safety risks.

Action: MN to report on these matters at the next appropriate planning committee meeting.

7.5 Bramford-Twinstead power line proposal

MN reported that National Grid had submitted a formal proposal to the Planning Inspectorate

for the works. Consideration would be needed on whether to respond jointly to this with neighbouring parish councils as in previous stages of the planning process.

Action: As a first step the clerk would ask what the arrangements are for registering interest to respond.

7.6 Community-led planning pilot

A request from the district council to brief the parish council on a community-led planning pilot was noted. It was agreed that the district council should be asked to attend the next planning committee meeting to discuss the pilot.

Action: Clerk to ask the district council to provide a briefing at the June planning committee.

7.7 Grant funding for community projects

The availability of grants from SCC for community projects in Dedham Vale was noted. MN indicated that the committee should consider drawing up potential proposals for when the grants are next available. VK said she would forward the information to the primary school.

8 NATURAL ENVIRONMENT

8.1 Approval of invoices for grasscutting.

Invoices totalling £320 were approved for grasscutting in March and April.

9 DATE AND TIMING OF NEXT MEETING

Tuesday 6 June 2023 at 7.30pm – Venue: Village Hall.

The Chairman closed the meeting at 8.25pm.