

STOKE BY NAYLAND PARISH COUNCIL
MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE
3 MAY 2022, 7.00PM AT THE VILLAGE HALL

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

Apologies: None

In attendance: James Dark – Clerk (JD), SCC Councillor James Finch (JF) 7.20-7.55

1 APOLOGIES FOR ABSENCE

See above.

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 April 2022 were approved and signed.

5 PLANNING APPLICATIONS

5.1 Application DC/22/01940 – Wasses Farm

The committee noted that the application is to determine whether prior approval is required from the planning authority for change of use/barn conversion to offices. However, a reference to Class Q rights for conversion to residential development had been referred to in a report accompanying the application. Correspondence between the parish council and the applicant had confirmed that the intention is to convert the barn for office space.

The committee agreed to support the application as the planned conversion to offices would be in keeping with the priorities for the parish's emerging neighbourhood plan, while requesting a condition for removal of any further Permitted Development rights.

5.2 Application DC/22/02251 – Giffords Hall

No comments

6 PLANNING DECISIONS

6.1 Application DC/22/01142 – 7 Polstead Street

Approval of the application was noted.

6.2 Application DC/22/01094 – 7 Polstead Street

Approval of a non-material amendment was noted.

7 PLANNING CONTROL

7.1 The Angel

It was noted that 13 parking places had been marked in the car park compared to 23 in the approved planning application. SCC Highways had indicated in its response to the application

that a minimum of 19 parking spaces should be provided (original 14 plus one for each new room in The Stables).

SF updated the committee on the parish council's request for The District Council Enforcement Team to investigate this non-compliance and reported that the enforcement team had approached the Angel and its agent to request an on-site discussion.

The committee also noted that a structure had been built without consent near the Stables and the results of sound tests are awaited.

Action: Clerk to write formally to the District Council requesting that parish council representatives are invited to any meeting with the Angel on this matter and reiterating the contraventions of planning consent.

Action: MN, assisted by committee members, to work out the maximum number of parking spaces it would be feasible to provide in the space available.

During discussion it was noted that an event at The Crown had caused significant parking issues in the village centre and that the Recreation Ground could have been used as a car park had The Crown considered this and organised stewarding in good time.

8 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT

8.1 National Grid Norwich-Tilbury powerline 'informal' consultation

MN reported that the proposed line would not pass through the parish but would be visible from Stoke by Nayland. The only undergrounding would take place near Stratford St Mary as the line crosses the Stour.

It was noted that MPs had raised concerns over the proposals on the basis that an offshore route should be considered further.

JF reported that National Grid would be holding public meetings/exhibitions as part of the consultation on 7 May at West Bergholt and 17 May at Holton St Mary.

MN asked for the matter to be put on the agenda for the committee's June meeting ahead of the consultation closing date on 16 June.

8.2 Anglian Water pipeline proposal

MN noted that there could be local benefits if National Grid's Norwich-Tilbury powerline proposals were for use of a corridor that would coincide with an existing gas pipeline. This would potentially strengthen the case for shifting the proposed Anglian Water pipeline route to the same corridor outside the parish. MN noted that the parish council could consider this further when responding to consultations in the coming months.

It was noted that the most concerning aspect of Anglian Water's current preferred route is that it would mean closure of the B1068 near Wasses Farm for two weeks while work took place. The only available diversions for 3,500 vehicles per day using the B1068 would be either (i) via Langham, Boxted Bridge and Wick Road or (ii) via Marsh Lane, Withermarsh Green and Scotland Street, neither of which either separately or in combination would be appropriate.

Action: MN to request a meeting with Anglian Water ahead of the company's formal application to make clear that a route which requires a road closure of this kind in the parish would be unacceptable.

9 NATURAL ENVIRONMENT

9.1 Footpaths

Footbridges on path from Rowley Wood to Nayland

MN reported that he was due to carry out maintenance work on one of the bridges over the weekend. It was noted that there had been no response to an article in the LSPN asking for volunteers from the parish to assist.

9.2 Grasscutting

The planned 2022/23 schedule for grass cutting in the parish was noted.

10 FUTURE AGENDA ITEMS

The following would be placed on the agenda for the committee or parish council meetings as appropriate:

- Anglian Water pipeline
- National Grid Norwich-Tilbury consultation
- Parking

11 DATE AND TIMING OF NEXT MEETING

Tuesday 7 June 2022 at 7.30pm – Venue: Village Hall.

The Chairman closed the meeting at 7.55pm.