

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

Present: Sean Fry (SF) – Vice-Chairman
Vicki Gibbins (VG)
Adam Sedgwick (AS)
Stevie Bezencenet (SB)
Vivienne Klimowicz (VK)
Fred Grosch (FG) (7.30-7.45)

Apologies: Martin Nielsen (MN) – Chairman

In attendance: James Dark – Clerk (JD), BDC Councillor Isabelle Reece (IR), 1 member 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

No members of the public wished to speak.

4 MINUTES

4.1 Minutes of the previous meeting

The minutes of the meeting held on 1 August 2023 were approved and signed.

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

AS reported that he had arranged a meeting with Tendring Hall Estate regarding land registration issues and would report at the October meeting.

5 PLANNING APPLICATIONS

5.1 Application DC/23/0380/01 – Park St Stores

No comments to be submitted in response to the consultation.

6 PLANNING DECISIONS

6.1 Application DC/23/02356 – Stoke by Nayland Club

Decisions approving and rejecting discharge of conditions were noted.

6.2 Application DC/23/03364 – Old Forge House

BDC's decision not to object was noted.

6.3 Application DC/23/03218 – The Old Vicarage

BDC's decision not to object was noted.

6.4 Applications DC/23/01992 – The Crown

Approval of the application was noted.

6.5 Application DC/22/02251 – Giffords Hall

Approval of conditions was noted.

6.6 Application DC/23/03592 – Orchard House

BDC's decision not to object was noted.

7 PLANNING CONTROL

7.1 1 Butt Road

Correspondence from the district council's enforcement team was noted. It confirmed that no action would be taken to enforce a condition preventing a window overlooking neighbouring properties from opening. The committee expressed dissatisfaction that BDC appeared to be choosing not to take action against certain non-compliance as a matter of policy, and questioned why conditions were placed on applicants if the council is not prepared to enforce them. It was noted that in this case neighbouring residents had requested this condition and it may be possible for the non-compliance to be remedied relatively simply.

Action: SF to draft a complaint to BDC's enforcement team making the points noted above.

8 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT

8.1 Government consultation on permitted development in AONBs

It was noted that the consultation proposed easing permitted development rights to create new housing in AONBs and conservation areas, for example making it simpler to convert barns into housing. It was considered that these types of decisions may be better dealt with by Neighbourhood Plans.

Action: It was agreed that SF, AS and VK would meet to consider the consultation further and draft a response to the consultation.

8.2 Boxted Bridge

It was noted that Essex County Council had published the inspection report that had resulted in closure of the bridge and that a prominent engineering consultancy would be responding to it. It was agreed that, once this is published, the committee would consider responding to the ECC inspection report.

8.3 Bramford-Twinstead

It was noted that MN would be speaking to neighbouring parishes regarding representation at forthcoming sessions of the inspectors inquiry on 13/14 September. This was in line with the joint approach taken by parishes in the areas throughout the previous consultation.

8.4 Anglian Water pipeline proposal

It was noted that the parish council had lodged a further submission to BDC objecting to the proposal. IR was asked when BDC is expected to make a decision on the proposal.

Action: IR said she would find out and report back.

8.5 Downs almshouses

AS reported that the Lady Anne Windsor Charity anticipates formalising its planning application to remodel the almshouses shortly, potentially for the November meeting. A site meeting would be helpful for the parish council to understand the proposals and also the implications for The Downs. This latter aspect should be considered at a full parish council meeting.

Action: AS to arrange a site visit for committee members and parish councillors.

9 NATURAL ENVIRONMENT

9.1 Rewilding of the village green

SB reported that residents had expressed approval of wildflower growth on a small area of the Village Green that had been left uncut.

10 PLANNING AND ENVIRONMENT MATTERS ARISING

10.1 Clerk and Chairman's correspondence

Correspondence from BDC on its scheme to provide free trees, hedging and wildflowers to community groups for planting on land that has public access was noted.

Action: Clerk to forward the information to the Recreation Ground Committee, the primary school and the Community Woodland Group.

11 DATE AND TIMING OF NEXT MEETING

Tuesday 3 October 2023 at 7.30pm – Venue: Village Hall.

The Chairman closed the meeting at 7.45pm.