

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

Present: Martin Nielsen (MN) – Chairman
Sean Fry (SF) – Vice Chairman
Adam Sedgwick (AS)
Stevie Bezencenet (SB)
Vicki Gibbins (VG)

Apologies: Vivienne Klimowicz (VK), Fred Grosch (FG)

In attendance: James Dark – Clerk (JD)

1 APOLOGIES FOR ABSENCE

VK and FG had sent their apologies and reasons for absence. These were approved.

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

Following a correction (change SCC to ECC in relation to responsibility for determining a planning application for Boxted Bridge), the minutes of the meeting held on 3 January 2023 were approved and signed.

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

- The Clerk reported that BDC had not responded to a request to schedule a regular meeting.

Action: Clerk to follow up with BDC.

- AS reported that he would contact the leader of BDC's Green Group to request a response to inquiries on the District Council's emerging policy on low/net zero carbon development.

Action: AS to report back when a response is received.

5 PLANNING APPLICATIONS

5.1 Application DC/22/06309 – Anglian Water pipeline scheme

A note had been circulated outlining matters arising from a meeting with representatives from Anglian Water at which parish councillors had presented an alternative routing that would mitigate some negative impacts associated with the AW proposal. This had also been shared with the parish's district councillor and county councillor. It was agreed that the parish council's response to the application would be based on the note. The response would also include a request that the application should include a full social cost-benefit analysis or equivalent.

Action: MN to draft a response and send to the Clerk for submission.

5.2 Application DC/23/00373 – Tendring Hall Farm

No comments to be submitted in response to the consultation. However, members welcomed the application for change of use from agricultural building to assembly and leisure space as this could bring some employment to the parish. It was also noted that this application was in line with the emerging themes for the Neighbourhood Plan.

Application DC/23/00422 – 4 Butt Road

No comments to be submitted in response to the consultation.

Application DC/23/00425 – The Old Vicarage

No comments to be submitted in response to the consultation.

Application DC/23/00428 – Giffords Hall

No comments to be submitted in response to the consultation.

Application DC/23/00498 - 13 The Blundens

No comments to be submitted in response to the consultation.

Application DC/22/06371 - Crockleford House

Withdrawal of the application was noted.

6 PLANNING DECISIONS

Applications DC/22/05394/6 – The Lodge

Approval of the application was noted.

Application DC/22/02875 – Scotland Hall Farm

Approval of the application was noted.

Application DC/23/00427 – Giffords Hall

The Discharge of Condition on external lighting was noted and that the reason for restrictions did not relate to preserving dark skies. It was noted that lighting conditions relating to dark skies would be desirable for all developments in the parish. It was agreed that this matter should be raised with the BDC senior planning team when a meeting is arranged.

7 PLANNING CONTROL

It was noted that the church had replaced a large number of trees on the border of the churchyard and recreation ground with saplings, altering the look and feel of the area.

Action: Clerk to contact the PCC to ascertain if required notification to the District Council had been made for tree works of this type in a Conservation Area, and inform the PCC of requirements if they have not.

8 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT

8.1 Government consultation on reforms to national planning policy

The consultation which included a new methodology for five year land supply requirements was noted. It was agreed that the parish council would not respond to this consultation.

8.2 Funding request for report relating to application DC/22/00050 on Boxted Bridge

A request for funding from the Save Our Bridge campaign was considered. The objective would be to fund a consultancy report from a highways specialist to further highlight flaws in Essex County Council's application. It was agreed that this report would be consistent with the parish council's objections to the application and add weight to them. Given the impact ECC's proposal would have on the character and use of the highway/heritage bridge in a renowned beauty spot, and local strength of feeling on this issue, it was agreed that £500 should be provided towards a maximum cost of £5,600 quoted to SOB by the consultancy. If more funding was raised than required, SOB had stated that refunds would be made to contributors.

Action: Clerk to arrange a £500 payment to SOB on condition that SOB agree an appropriate pro rata refund if more funding than required is raised.

8.3 District Council Joint Local Plan

SF reported that the Phase 1 consultation on spatial strategy is expected to open in March. This would include the classification status for Stoke village, with potential consequences for new

housing allocation. It was noted that the committee would need to be ready to respond to the consultation.

9 NATURAL ENVIRONMENT

9.1 Grasscutting for 2023/24

Action: Clerk to arrange a meeting with the contractor and MN to discuss arrangements.

AS reported that the AONB Project countryside officer had expressed concern about the parish council's plans to plant wildflowers in an area above The Downs path. The countryside officer had assumed this would mean uprooting brambles and therefore would no longer provide volunteers to assist with clearance work in the area.

Action: AS to write to the AONB countryside officer reassuring her that brambles would be cut back rather than uprooted.

10 CLERK AND CHAIRMAN'S CORRESPONDENCE

Correspondence from a former planning officer on requirements to produce a Parish Biodiversity Action Plan and Ecological Assessment was noted. This was identified as a matter that the Neighbourhood Plan Group should consider.

An offer from the AONB Project to discuss wildlife habitat and ecological project plans was noted to take forward if the council develops any such plans.

10 DATE AND TIMING OF NEXT MEETING

Tuesday 7 March 2023 at 7.00pm – Venue: Village Hall.

The Chairman closed the meeting at 8.45pm.