

STOKE BY NAYLAND PARISH COUNCIL
MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE
7 JUNE 2022, 7.30PM AT THE VILLAGE HALL

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

Apologies: Martin Nielsen (MN) – Chairman

In attendance: James Dark – Clerk (JD)

1 APOLOGIES FOR ABSENCE

MN had sent an apology before the meeting. His absence was approved by the committee. SF chaired the meeting in MN's absence.

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 3 May 2022 were approved and signed.

5 PLANNING APPLICATIONS

5.1 Application DC/22/02490 – 1 Lilac Cottages

No comments

5.2 Application DC/22/02636 – Holly Tree

No comments

5.3 Application DC/22/02612 – Non Material Amendment relating to DC/21/03560 Land Adjacent To 16 Goldenlonds

The developer's reason for applying to omit PVs on the grounds that energy efficiency could be achieved through materials used in the fabric of the building was noted, and was considered reasonable. During discussion it was noted that it would be desirable for new development in the parish to be low or net zero carbon as a default position. As a first step in considering this further, it would be necessary to understand the District Council's approach to this aspect of planning policy.

Action: AS to investigate the District Council's planning policy requirements relating to low/net zero carbon development.

6 PLANNING DECISIONS

6.1 Application DC/21/03560 – Land Adjacent to 16 Goldenlonds

Approval of the application was noted.

6.2 Application DC/22/01094 – DC/22/01426 – Lower House Farm

The decision on discharge of conditions was noted.

6.3 Application DC/22/01940 - Barn At Wasses Farm

Approval of the application was noted. During discussion, the committee noted the large

number of conditions related to the planning consent. Concerns were expressed at the District Council's approach to enforcing compliance with conditions given recent experiences.

Action: This aspect of District Council planning and enforcement policy would be raised by committee members at a forthcoming meeting with senior BDC officers.

7 PLANNING CONTROL

7.1 The Angel

The committee reiterated its concern that fewer parking places had been provided at the premises compared to the number indicated on the original application. Given the extent of the parking and related congestion issues in the village centre it was agreed that the possibility of double yellow lines in this area should be explored. The Clerk was asked to place this on the agenda for the next parish council meeting.

The Clerk reported that the District Council enforcement team had notified the parish council that The Angel would be submitting a planning application shortly in relation to discharge of Conditions relating to parking, heat pumps and lighting.

In addition it was noted that special events at The Crown were exacerbating parking and congestion issues in the village centre on specific days. SB said she would be seeking a meeting with the manager of The Crown on the matter in line with an action agreed at the May parish council meeting. Before then, AS would contact the Recreation Ground Committee Chairman to suggest that parking/stewarding should be provided on the Recreation Ground when special events are held at the Crown. SB could then suggest this arrangement, including reimbursement to the RG for providing the service, at the meeting with the Crown's manager. It was noted that if stewarding is carried out by volunteers on behalf of the parish council, the parish council's policy on volunteering would need to be complied with.

Action: AS to contact the RG Committee Chairman as outlined above and brief SB on the outcome.

8 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT

8.1 National Grid Norwich-Tilbury powerline consultation

The committee considered that the proposals do not take sufficient account of the alternative solution of an offshore grid, which would be less costly according to work published by UKPN itself, and also have a lower environmental impact.

Action: It was agreed that AS should draft a response, making the points above, and provide it to the Clerk for submission.

8.2 Street naming – Land Adjacent to 16 Goldenlonds

It was agreed that this matter should be considered further at the 5 July committee meeting. One possibility would be naming the new street after the field on which it is built.

Action: Clerk to ask Tendring Hall Estate and the Local History Society if they know the name of the field.

Action: SB/FG to attend the next parish coffee morning to ask for views.

9 NATURAL ENVIRONMENT

9.1 Footpaths

Members requested an update on the Stoke by Nayland Club's proposed diversion of Footpath 22.

Action: Clerk to request an update from MN at the 5 July committee meeting.

9.2 Arboreal conservation

The Clerk reported that Tendring Hall Estate had informed him that it is planning to submit an application for removal of trees near the UKPN wires on The Downs.

The committee noted that the Clerk had appointed a contractor to clear a fallen tree near the phone lines to the almshouses and this work had been carried out.

9.3 Grasscutting

AS updated on arrangements for grasscutting. A new contractor had been appointed at short notice as the previous contractor is no longer available to carry out the work. The change to the cutting regime for The Downs, agreed last year, meant the areas with walking routes used by the public were continuing to be cut regularly. The steeply sloped areas would be strimmed with work carried out less frequently. This change was due to safety concerns over using a ride-on for this part of The Downs and the additional cost of strimming. It is hoped that a wild flower area can be created on the parts of The Downs cut less frequently.

Action: FG to draft a note on the arrangements and send to the Clerk for submission to the LSPN.

10 FUTURE AGENDA ITEMS:

- Street naming – land adjacent to Goldenlonds (next parish council meeting)
- Yellow lines in village centre (next parish council meeting)
- Footpath 22 diversion

11 DATE AND TIMING OF NEXT MEETING

Tuesday 5 July 2022 at 7.00pm – Venue: Village Hall.

The Chairman closed the meeting at 8.30pm.