

**STOKE BY NAYLAND PARISH COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY 2 JUNE 2020 AT 7.30 PM (Skype meeting)**

<b>Present:</b>	Martin Nielsen (MN) – Chairman Sean Fry (SF) – Vice-Chairman Stevie Bezencenet (SB) Adam Sedgwick (AS) Vivienne Klimowicz (VK)
<b>Apologies:</b>	Isabelle Reece (IR)
<b>In attendance:</b>	James Dark - Clerk (JD), Sophie Robinson (SR) - Hastoe Housing Association (7.35-7.55)

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**1 APOLOGIES FOR ABSENCE**

See above.

**2 DECLARATIONS OF INTEREST IN ANY AGENDA ITEM**

AS notified the meeting that he is a Trustee of the Lady Anne Windsor Charity which has held discussions with Hastoe on a potential development scheme on part of the former Middle School site. Members confirmed that they were aware of AS's role at LAWC. It was agreed that this should not prevent AS from participating in discussion following the report by Hastoe (agenda item 3.1).

**3 MINUTES**

The minutes of the meeting held on 5 May 2020 were approved. (These would be signed at a date agreed by the Chairman and Clerk).

**4 PUBLIC FORUM**

SR gave a progress report on Hastoe's plans for an affordable housing scheme (rental and shared ownership) on part of the former Middle School site, with priority for local people. In response to questions SR said that:

- A planning application is expected next year;
- Hastoe is open to increasing the proportion of shared ownership if the need is shown;
- Subject to agreement from BDC, it is envisaged that planning permission will specify that residents must have a local connection initially, potentially with subsequent cascade to neighbouring parishes and a wider local area;
- Use of construction vehicles appropriate to local roads could be considered through the construction tender process.

SR said she would provide further updates at appropriate points.

**5 PLANNING APPLICATIONS**

**5.1 Application DC/20/01754 - Crockleford House**

No objection in principle. However, it was noted that the site is located off a narrow road, rarely used by construction vehicles, and so the size of the vehicles involved in the works should be managed carefully.

**Action:** Clerk to respond to BDC asking that any planning consent should include a condition that construction traffic must be a suitable size and weight taking account of the road width and to limit disturbance to residents. It was further agreed that the Clerk should request that BDC assesses the need for such a condition when granting any planning consent in the parish.

## **5.2 Application DC/20/01140 - DC/20/01942 - Stoke by Nayland Club**

Members raised concerns over the proposed outdoor wedding venue including:

- Potentially, access could raise road safety issues;
- The application (including sound tests) did not provide sufficient assurance on prevention of noise and traffic nuisance.

Members also noted the importance of the Stoke by Nayland Club to local parishes and that this proposed diversification could strengthen the business.

**Action:** As the site is in Leavenheath, it was agreed that, as a first step, SB would approach the Chairman of Leavenheath Parish Council to discuss the concerns and how to resolve them. MN and SB would then report to committee members and inform the clerk on whether to request an extension of the consultation period and/or request further information on the proposal.

The committee considered that the AONB Project had an interest in the application due to the site's proximity to the AONB.

**Action:** Clerk to inform AONB Project of the application.

## **5.3 Application DC/20/01482 - 1 Butt Road**

It was noted that the application had been withdrawn.

## **6 PLANNING DECISIONS**

### **6.1 Application DC/20/01140 - 10 The Blundens**

Approval of the application was noted.

### **6.2 Application DC/20/01254 - Park House**

Approval of the application was noted.

## **7 PLANNING CONTROL**

### **7.1 Arboreal protection**

The clerk reported that Tendring Hall Estate had advised that it would reply to the Parish Council's letter (dated April 16) before the next planning committee meeting. Members expressed their dissatisfaction with the Estate's slow response, given that the matter had been raised initially in January.

MN reported that he would be contacting the Woodland Trust and other appropriate organisations to take advice on the definition of what constitutes a veteran tree. This would assist with the planned survey to plot veteran trees in the parish.

### **7.2 Utility posts installed on the roadside nature reserve**

The committee noted that BT had not contacted the AONB Project at the planning stage to discuss the installation as required under a Code of Conduct the company had signed. It was also noted that the installation of this infrastructure had been carried out at a time when undergrounding projects are expected to go ahead in other areas of the parish.

**Action:** Clerk to write to BT Openreach pointing out that it had not complied with the Code of Conduct and requesting assurance that it would comply with consultation obligations when planning and undertaking any future works.

**Action:** Clerk to request that the AONB Project contact BT Openreach to make similar points from the perspective of the party that should have been consulted.

### **7.3 2 Goldenlond**

It was noted that the District Council would be investigating whether aspects of the works carried out are compliant.

## **8 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT**

### **8.1 Correspondence and outstanding issues**

The committee noted:

- Further correspondence from residents regarding tree intrusion at the back of Crossfields;
- The District Councillor had not yet reported back to the parish council regarding completion of the Thorington St Conservation Area appraisal.

It was agreed that these matters should be raised with the District Councillor at the next Parish Council meeting.

**Action:** Clerk to contact the District Councillor to request that she prepares an update on these matters to report at the next Parish Council meeting.

### **9 DATE AND TIMING OF NEXT MEETING**

Tuesday 7 July 2020 at 7.00pm.

The Chairman closed the meeting at 8.40pm.