

**DRAFT STOKE BY NAYLAND PARISH COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY 4 July 2017 AT 7.00 PM**

Present: Adam Sedgwick – Chairman (AS)
Stevie Bezencenet (SB) – Vice Chairman
Vivienne Klimowicz (VK)

Apologies: Jeremy Bloomfield (JB), Martin Nielsen (MN)

In attendance: James Dark – Clerk (JD), Isabelle Reece (IR), Melanie Barrett (MB)

Public present: Shaun Fry (Item 6 onwards)

1 APOLOGIES FOR ABSENCE

See above

2 APPOINTMENT OF THE COMMITTEE CHAIRMAN

It was agreed to appoint JB as Chairman for 2017-18. JB had indicated before the meeting that he would be willing to serve in this role. AS agreed to chair the meeting in JB's absence.

3 DECLARATIONS OF INTEREST

None

4 MINUTES OF THE LAST MEETING

The minutes of the meeting held on 6 June 2017 were approved and signed.

5 PLANNING APPLICATIONS

5.1 Application B/17/01092 - Old Vicarage Cottage

It was agreed the application did not address the committee's concerns with a previous similar application for this property which had been rejected. The committee agreed that:

- The proposed extension was not in keeping with the local vernacular
- The height of the extension was inappropriate – higher than the cottage.

Therefore the committee will object to the application.

Action: Clerk and AS to draft a response to the application outlining the reasons for objecting and circulate it to the committee for comment. Clerk will then send it to BDC.

5.2 Application DC/17/03117 - Konings commercial buildings

The committee noted the potential benefits of the proposed phase 1 development for job creation. However the committee agreed to object to the application on the grounds that:

- The nature and scale of the development is inappropriate in an AONB
- The development would create significant additional HGV traffic that would disturb tranquillity in the AONB

•The proposed development is not related to current activities on the site. It would be practical to locate it, with the same benefits for job creation, at an alternative more appropriate site

•It would be wrong in principle to approve phases 2/3 of the development which would take place many years in the future. The proposals for these phases lack clarity and are speculative.

Action: AS to draft a response to the application acknowledging that the committee recognises the potential benefits for job creation, but objecting to the development for the reasons stated

above. The letter will also make point that phase 2/3 of the proposed development should not be considered for approval at this time. The draft will be circulated to members for comments and the final version passed to the clerk for submission.

5.3 Application DC/17/02378 - Walnut Tree Cottage

No comments/concerns

5.4 Application DC/17/02489 – Scotland Hall Barn

The committee agreed that the application contained insufficient supporting documentation to make an informed response – e.g. no application form, no design and access statement, no site plan.

Action: Clerk to ask BDC to provide all relevant documents and extend the consultation for an appropriate period to allow the committee to consider them.

5.5 BDC’s new system of electronic consultation

When discussing the applications, councillors expressed concern that BDC’s new system of electronic consultation makes it difficult to view, and form an opinion on, applications which include planning documents larger than A4 size.

It was agreed that BDC should be asked to provide hard copies of such documents for circulation to members.

The committee also noted that the process for accessing applications could be improved by BDC sending a direct link to the page containing the documents related to the application.

Action: Clerk to contact BDC to request that:

- Hard copies of documents larger than A4 which accompany planning applications should be sent to the PC at the same time as notification of applications
- When notifying the committee of applications, BDC should supply a direct link to the page containing the documentation.

6 PLANNING DECISIONS

6.1 Application B/17/00999 and B/17/01000 – Fenwood Cottage

The committee noted BDC’s approval of the application.

7 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT

7.1 Report on Housing Needs Survey meeting of 3 July

AS reported on the meeting held at Stoke by Nayland Village Hall and attended by representatives of the PC, Nayland PC, district councillor Melanie Barrett and BDC official Julie Abbey-Taylor.

BDC confirmed that arrangements are in place for a survey covering Stoke by Nayland and Nayland. It will be run by Community Action Suffolk. BDC has a budget for the analysis and printing costs. The PC will be responsible for distribution and any costs associated with distribution. It is anticipated that the committee will have sufficient information on costs to approve arrangements for distribution at its September meeting. The survey would then be publicised in the October LSPN and issued shortly afterwards.

8 PLANNING MATTERS ARISING

8.1 Update on 2 The Blundens

The clerk reported that he had written to BDC outlining the committee’s concerns and requesting follow-up by the enforcement officer, as agreed at the June meeting. BDC had replied stating that the enforcement officer dealing with the case had been on leave and so action had yet been taken. The officer who replied stated that he was not fully aware of the details of the case. BDC leader Jennie Jenkins had subsequently written to the clerk expressing her

dissatisfaction that the issue had not been resolved and stating that she had passed the matter to the Planning Portfolio Holder to deal with ASAP, and would keep the PC updated. The committee noted that it is wholly unsatisfactory that the BDC official who had replied to the clerk had not familiarised himself with the details. The committee considered that he had been unable to do so because BDC officials can not access colleagues' emails when they are on leave. This situation had also resulted in BDC being unable to provide full information to members on other matters.

8.2 Publication of Colchester Area Local Plan

The committee noted that the plan had been published

8.3 Undergrounding visit by UKPN & AONB Project

AS reported that he would be meeting with UKPN on July 5 to discuss the PC's concerns with the proposed undergrounding around Stoke and Polstead villages. IR said she would also be present.

Matters that will be raised include burying cables along streets rather than in open country, the possibility of undergrounding School Street wires and whether undergrounding can take place at the Downs.

9 DATE OF NEXT MEETING

Tuesday 1 August at 7pm

There being no further business, the Chairman closed the meeting at 7.35 pm.

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Chairman

Date