

# STOKE BY NAYLAND PARISH COUNCIL

## Minutes of the Meeting of the Planning Committee held at the Village Hall on Tuesday 2<sup>nd</sup> October 2012 at 7.00 p.m.

**Present:** Mrs. Ennew-Hayter (Chairman), Mrs. Klimowicz (until after item 4), Mrs. Oakes, Mr. Sedgwick, Mr. Shrosbery and the Clerk

**Also in attendance:** Mr. Orrock and Mr. Slater (Lady Anne Windsor Trust) (until after item 4), County Councillor Finch and 6 members of the public (until after item 3).

**1. Apologies for Absence** – None

**2. Declarations of Interest** – Mr. Shrosbery declared a non-pecuniary interest in item 7iii as a member of the Stoke by Nayland Club and in item 3 as a resident of Scotland Street.

**3. Scotland Street Bridge** - two planning applications were considered:

- i) B/12 – Demolition of cast-iron girder and concrete slab bridge deck and partial demolition of brick abutments
- ii) B/12 - Temporary change of use from agriculture to site compound

The Clerk explained that Highways issues relating to the replacement of the bridge and subsequent change to the weight limit of Scotland Street were to be addressed separately from the Planning Application and did not come under the remit of the Planning Committee. Councillor Finch confirmed that these issues were being addressed separately by the Highways department. Mrs. Klimowicz also informed the meeting that the Traffic Working Party had already been in contact with SCC regarding traffic issues in Scotland Street and that officers from Highways planned to visit the area on foot to assess the problems raised. She also requested that Scotland Street residents use the SCC mechanism to report vehicles breaking the weight limit restriction and any resultant damage. The Clerk also confirmed that the Planning committee, in considering the planning application, should not question the assertion of SCC that the existing bridge needed replacing. The Chairman opened the meeting to allow members of the public to express their views. These were:

- An objection to the need to replace the bridge and the location of the site compound
- The National Planning Framework requiring the impact of changes to the highway to be assessed. Councillor Finch responded that this obligation was being met by SCC, via the Highway scheme currently under discussion, and did that this not have to be directly linked to the planning application
- Signage and traffic calming should be addressed
- Work to the sewerage system by Anglian Water should not coincide with the work to the bridge
- This area of Scotland Street was often flooded and consideration should be given to installing improved drainage at the same time as the work being carried out. Also the river should be dredged beneath the bridge when the existing bridge has been removed. This would improve the flow of the river and reduce flooding

It was decided that these points would be taken to the next Parish Council meeting with a view to writing to SCC with requests and suggestions. The Committee then considered the planning applications and RESOLVED to recommend approval.

**4. Middle School Site** - Mr. Orrock and Mr. Slater, representing the Lady Anne Windsor Trust, were in attendance to speak about the future of the site. The Clerk reported that she had requested information from SCC regarding its future plans for the site but had not received a response. Mrs. Klimowicz explained that it was likely that the site would first have to be offered for other educational uses, and then community uses, before it could be offered for sale and that this process would take some time. Mr. Orrock explained that the Lady Anne Windsor Trust may be interested in providing local needs housing on the site if the opportunity arose. The Planning Committee supported this idea and Mrs. Klimowicz advised that the Lady Anne Windsor Trust should write to SCC to register an expression of interest in the site and to ask Councillor Finch for a contact name at SCC.

**5. Minutes** - the minutes of the meeting held on 4<sup>th</sup> September 2012 were confirmed as a correct record and were signed by the Chairman.

#### **6. Matters Arising**

- i) Roadside Advertising – Mr. Sedgwick had previously circulated an updated version of the Parish Council's guidance on the removal of advertisements from roadside verges. He explained that these did not conflict with the guidance received from SCC. It was agreed that he should draft a letter to SCC on how these would be implemented. He would also speak to the Tendring Hall Estate to request its agreement to advertisements being removed from its land – **Action** – ASe
- ii) BDC Recreational open space audit – The Clerk had completed the maps including the golf course and returned to BDC.

#### **7. Further Planning Applications** – the Committee considered the following applications:

- i) B/12/01048/FHA – Wick Farm, Wick Road – erection of single-storey extension to link house to existing detached garage
- ii) B/12/01049/LBC – Wick Farm, Wick Road – application for listed building consent - erection of single-storey extension to link house to existing detached garage
- iii) B/12/01026/FUL – Stoke by Nayland Golf Club – erection of building for use as Golf School attached to current driving range (amended scheme to that approved under B/11/01501/FUL)

RESOLVED to recommend approval of the above applications

#### **8. Applications Approved** – the Committee noted the following:

- i) B/12/00995/TCA – Scotland Hall – selective pruning of trees as required to enable bridge reconstruction
- ii) B/12/00996/TCA – Thorington Hall – fell 1 no. horse chestnut

#### **9. Appeal Refused** – the Committee noted the following:

- i) B/12/00100/FHA – 1, Lilac Cottages, Scotland Street – erection of a single storey side extension and entrance link

#### **10. Other Business**

- i) Parish Plan – Mr. Shrosbery suggested that the information received from Suffolk ACRE at the September Parish Council meeting should be discussed further. It was agreed to put this on the agenda for the November Parish Council meeting with a view to delegating the task to the Planning Committee.
- ii) Butt Road/ Crossfields land - Mr. Sedgwick had been contacted by a resident in

Crossfields about the land behind her property asking that trees be trimmed to allow more light into her garden and property. It was thought that this land may be owned by the Tendring Hall Estate. **Action** – ASe to ask the Estate.

The meeting finished at 8.20 pm

Chairman