

**STOKE BY NAYLAND PARISH COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY 3 DECEMBER 2019 AT 7.00 PM**

- Present:** Martin Nielsen (MN) – Chairman
Sean Fry (SF) – Vice-Chairman
Jeremy Bloomfield (JB)
Stevie Bezencenet (SB)
Adam Sedgwick (AS)
Vivienne Klimowicz (VK)
- Apologies:** Isabelle Reece (IR)
- In attendance:** James Dark - Clerk (JD), one member of the public (7pm-7.20pm)
-

1 APOLOGIES FOR ABSENCE

See above.

2 DECLARATIONS OF INTEREST IN ANY AGENDA ITEM

None.

3 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT

It was agreed to change the order of the agenda to discuss a prospective planning application from The Angel with the manager who was in attendance. The manager explained that the proposal for the Old Bakehouse, Church Street, is for change of use from residential dwelling into additional guest accommodation. Councillors outlined support for business development in the parish but asked for clarification on potential issues. The manager told the committee that there were no plans at present for the Old Bakehouse to serve any other function than accommodation and that the Angel's view is that the change of use will not impact demand for on-street parking. He explained that the Angel's intention as it expands is to operate in a way that supports parish/local businesses and activity.

The manager was thanked for attending.

4 MINUTES

The minutes of the meeting held on 5 November 2019 were approved and signed.

5 PLANNING APPLICATIONS

5.1 Applications DC/19/05497, Street House

No comments.

6 PLANNING DECISIONS

6.1 Application DC/19/04987 – Bridge Cottage, Thorington St

The committee noted approval of the application.

7 PLANNING CONTROL

7.1 Village entrance B1068

It was noted that Tendring Hall Estate had felled a Sycamore at the village entrance next to the footpath bordering the B1068. Inquiries to BDC indicated that the Estate should have sought permission, informally or formally as necessary, due to the tree's size and location in the Conservation Area. Although BDC indicated permission would have been likely, the committee noted there had been a noticeable visual impact at a village 'gateway' location.

Action: It was agreed that the Clerk should write to the Estate to:

- Remind it of its obligations to check with BDC before taking action of this kind
- Ask why the tree had been felled
- Ask if there are any plans to reinstate a tree and a piece of hedging next to the footpath.

7.2 Building refurbishment

The meeting discussed potential changes to building regulations and planning policy that could arise from future national and local zero carbon policies. It was agreed that this matter should be considered further when local evidence is available from the Neighbourhood Plan survey.

7.3 Entrance to the Recreation Ground

The meeting noted that BDC's planning enforcement team is considering the Parish Council's concerns relating to bollards installed at the entrance to Recreation Ground. VK reiterated the primary school's concerns over restricted coach access to the Recreation Ground parking area.

8 DATE AND TIMING OF MEETINGS

8.1 Change of timing

Owing to the Clerk's external work commitments, it was agreed that future Planning Committee meetings would start at 7.30pm on months when there is no full Parish Council meeting afterwards.

8.2 Date of next meeting

Tuesday 7 January 2020 at 7pm in the Village Hall.

The Chairman closed the meeting at 7.35pm.