

**STOKE BY NAYLAND PARISH COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY 4 FEBRUARY 2020 AT 7.30 PM**

Present: Martin Nielsen (MN) – Chairman
Sean Fry (SF) – Vice-Chairman
Stevie Bezencenet (SB)
Adam Sedgwick (AS)
Isabelle Reece (IR)
Vivienne Klimowicz (VK)

In attendance: James Dark - Clerk (JD)

1 APOLOGIES FOR ABSENCE

None.

2 DECLARATIONS OF INTEREST IN ANY AGENDA ITEM

None.

3 MINUTES

The minutes of the meeting held on 7 January 2020 were approved and signed.

4 PUBLIC FORUM

No members of the public were present.

5 PLANNING APPLICATIONS

5.1 Application DC/19/05880, Wasses Farm, Higham Marsh

The committee expressed concern that the application to extend an annex to the property showed a further instance of the district council failing to monitor and enforce planning conditions effectively. In this case the annex had been used as a separate dwelling in contravention of a previous planning consent. Evidence provided by the applicant had demonstrated that council tax had been levied by the district council on the annex for more than 10 years and paid by the applicant.

With regard to the new application, the committee recognised the proposal's relatively small scale, but also that there have been a number of recent applications to develop smaller rural buildings into very substantial dwellings. It was also noted that revisions to the NPPF could be seen in the future as an opportunity to promote a more substantial development of the annex using its airspace. It was agreed that the parish council should object to the application and request that any approval should be subject to a condition to prevent future development inappropriate to the location.

Action: Clerk to object on the ground identified.

Action: BDC monitoring and enforcement of planning conditions to be raised with the district councillor at the next full parish council meeting.

5.2 Application DC/20/00186, Thorington Hall

No comments

6 PLANNING DECISIONS

6.1 Application DC/19/05629, Old Bakehouse

Approval of the application for listed building consent was noted. It was also noted that the application for change of use had been withdrawn on the day of the meeting, but the reasons had not been provided.

6.2 Application DC/19/05871, Beachams Farm

Approval of the application was noted.

6.3 Applications DC/19/04826 and 27, Crockford House

Discharge of conditions related to the application was noted.

7 PLANNING CONTROL

The committee expressed concerns over instances of landowners felling mature trees within the Conservation Area without seeking the necessary consent from the district council.

Tendring Hall Estate's response to the parish council's letter requesting the reasons for felling a tree at the village entrance near The Crown was viewed as failing to demonstrate adequate justification or knowledge of the required procedures.

Action: MN to arrange contact with:

- (1) Tendring Hall Estate to raise awareness of the required planning procedures and seek an adequate explanation for felling the tree;
- (2) Other landowners identified to inform them of the required planning procedures.

During the discussion, members considered that there are areas within the parish which are not within a Conservation Area but may warrant designation.

Action: Clerk to contact BDC to request information on how Conservation Areas are designated and the criteria for designation.

8 DATE AND TIMING OF MEETINGS

Tuesday 3 March 2020 at 7.00pm in the Village Hall.

The Chairman closed the meeting at 8.15pm.