



# Heybridge Parish Council

Minutes of the meeting of the **PLANNING COMMITTEE** of the Parish Council held on **THURSDAY 5<sup>th</sup> JANUARY 2017** at Plantation Hall, Colchester Road, Heybridge.

## PRESENT

**Chairman:** Prof L Schnurr

**Councillors:** Simon Burwood Gary Young  
Keith Lawson Michael Edwards

**Officers:** Laurie Wiebe

**Non-voting Representatives:** Roger Lankester

**Public:** 2 (BBC Essex)

**In the Chair:** Prof L Schnurr

The meeting started at 7:00pm.

It was noted that the meeting would not be filmed or recorded.

**16/351 Apologies for absence**

Apologies were received from Cllr Tina Gentry (working late) and Cllr Richard Perry (apologies sent after the meeting.)

It was **RESOLVED** to accept the apologies.

**16/352 Chairman's Announcements**

There were no announcements.

**16/353 Minutes**

Members received the minutes of the Planning Committee meeting held on the 7<sup>th</sup> December 2016.

It was **RESOLVED** that the Minutes of the Planning Committee meeting held on 7<sup>th</sup> December 2016 be approved and confirmed.

**16/354 Declarations of Discloseable Pecuniary Interests, Other Registerable Pecuniary Interests, Registerable Non-Pecuniary Interests.**

There were no interests.

**16/355 Public Participation**

Cllr Prof Schnurr welcomed the visitors.

**16/356 Planning Applications**

It was **RESOLVED** that the District Council be informed of the comments as set out below the following applications:

Application No: HOUSE/MAL/16/01368  
Proposal: Conversion and extension of the existing garage and 4 new parking spaces. Retrospective approval for the changing of a first floor rear garden window to clear glass with opening casements.

Location: 1 Oyster Mews, Heybridge

**SUPPORT**

Application No: ADV/MAL/16/01066  
Proposal: Advertisement consent for company logo sign.  
Location: Unit 4, Home Farm Industrial Estate, Colchester Road, Heybridge

**SUPPORT subject to compliance with signage regulations.**

Application No: ADV/MAL/16/01361  
Proposal: Bespoke Collar to surround the ATM. The core material for this will be 19mm foam core PVC and two signs on each side of the ATM machine with Post Office lettering and colours.

Location: Barclays ATM Adjacent Kiosk 2, Bentalls Shopping Centre, Colchester Road, Heybridge

**SUPPORT**

Application No: OUT/MAL/16/01371  
Proposal: Extension of an existing community building  
Location: Plantation Hall, Colchester Road, Heybridge

**SUPPORT**

Application No: FUL/MAL/16/01360  
Proposal: Installation of velux style window, enlargement of existing window opening to create new garden access with white aluminium double glazed bi-fold doors. Replacement of existing French doors with white aluminium double glazed bi-fold doors.

Location: Dudowr House, 31 Battle Rise, Heybridge

**SUPPORT**

Application No: HOUSE/MAL/16/01399  
Proposal: Proposed part two storey and part first floor front extensions with associated alterations.

Location: 24 Scraley Road, Heybridge

**SUPPORT**

Application No: HOUSE/MAL/16/01370  
Proposal: Single storey rear extension and single storey cycle store.  
Location: 4 Spinnaker Drive, Heybridge Basin  
**SUPPORT**

Application No: TCA/MAL/16/01199  
Proposal: T1 Sycamore – reduce by 2-3m all round. T2 Sycamore – reduce by 1-2m all round. T3 Sycamore – reduce by 2-3m all round. T4 Aspen – remove one of the two trunks and reduce by 2-3m all round.  
Location: 3 Herring Drive, Heybridge  
**SUPPORT**

Application No: LBC/MAL/16/01420  
Proposal: Wedding gazebo within the enclosed garden of Vaulty Manor.  
Location: Vaulty Manor, Goldhanger Road, Heybridge  
**SUPPORT**

Application No: FUL/MAL/16/01439  
Proposal: Construction of two bungalows  
Location: Land at Stock Chase, Heybridge  
**OBJECT due to inadequate provision of off-road parking. The Council is concerned there may be congestion on the road.**

Application No: HOUSE/MAL/16/01363  
Proposal: Front two storey extension, rear single/two storey extension & new external render finish on insulation.  
Location: 75 Goldhanger Road, Heybridge  
**SUPPORT**

Application No: FUL/MAL/16/01434  
Proposal: Variation and clearance of conditions 4 (surface water drainage), 5 (foul water drainage), 6 (materials), 9 (hard and soft landscaping) & 10 (boundary treatment) of planning permission 14/00185/FUL (Erection of 2No. new 4 bedroom dwellings)  
Location: Land Adjacent 10 Fir Tree Walk, Heybridge  
**SUPPORT subject to technical requirements being met.**

Application No: HOUSE/MAL/16/01305  
Proposal: Minor extension to rear of property to install shower.  
Location: Navigation Cottage, Basin Road, Heybridge Basin  
**SUPPORT**

Application No: HOUSE/MAL/16/01480  
Proposal: Two storey side extension over existing garage and enclosure of front canopy.  
Location: 51 Lawling Avenue, Heybridge  
**SUPPORT**

Application No: FUL/MAL/16/01473  
Proposal: Reduce the existing detached bungalow footprint and make the dwelling 2 storey as well as construct a detached 2 storey house adjacent to it.  
Location: Stonybrook 19 Basin Road, Heybridge Basin  
**OBJECT due to overdevelopment of the site. The design is not in keeping with the street scene. Vehicles would have to either awkwardly manoeuvre or reverse onto Basin Road which is near a blind curve in the road. The development does not meet the criteria for new development as contained in the Heybridge Basin Village Design Statement in respect to infill development, para 4.40 and 4.41 and in particular para 5.18 and 5.19.**

16/357

### **Marine Planning**

Members received an update from Mr. Lankester.

- It was noted that the Marine Management Organisation and Natural England will be collecting evidence on marine recreational activities in late January 2017. It is thought that by identifying the activities, including entry slipways, could be used to help generate further income for coastal communities. The evidence will also help to identify the positive and negative aspects of marine recreational activities. Mr Lankester hopes to contact the owner of Osea Leisure Park and other marine hubs in the area.
- It was noted that there appears to be underreporting of flooding to Essex County Council. Mr Lankester suggested notifying the public of where they can report any surface flooding by placing an advert in the Heybridge Herald to be distributed to each household.
- Mr Lankester will be attending a conference focusing on flood management in March 2017.
- It was suggested that there was a lack of a structured flooding reporting system in practice and that perhaps it could be added to the Neighbourhood Plan.

It was noted that the Parish areas of the Blackwater Estuary were largely owned by Maldon District Council and do not appear to overlap with The Crown Estate. It was suggested that there may be different management options available and that the Neighbourhood Plan working group could further investigate.

**16/358**      **Local Development Plan – Inspectors Examination**

It was noted that Cllr Lawson and Cllr Prof Schnurr would be attending four sessions, day 2 (11<sup>th</sup> January 2017), day 3 (12<sup>th</sup> January 2017), day 6 (17<sup>th</sup> January 2017) and day 7 (18<sup>th</sup> January 2017.) It was noted that the examination in public was being held at Three Rivers Golf & Country Club, Cold Norton.

It was noted that since the North Heybridge Garden Suburb (Suburb) development applications have been approved by Maldon District Council, there would not be any further debate regarding the associated issues. However, further clarification was necessary regarding the strategic flood defence scheme. It was noted that case law since the first examination may have changed the broad definition of flood defence schemes. There continues to be concern regarding the complex management issues of the Suburb.

**16/359**      **Section 106 – Community Facilities**

The Suburb plans include one room of the new primary school to be dedicated for community use. It was noted that one room would be inadequate. Therefore a letter had been sent to Countryside development planners regarding community facilities as identified in the reserved matters. Cllr Lawson and Cllr Prof Schnurr asked to meet with Countryside to discuss the detail of the community facilities that would be offered to the Parish Council.

It was **RESOLVED** that Cllr Lawson and Cllr Prof Schnurr meet with Countryside to discuss community facilities.

**16/360**      **Neighbourhood Plan Task and Finish Working Group**

The next meeting of the working group will be held on Tuesday 10<sup>th</sup> January 2017 at 7pm to discuss coastal/riverside vision statement.

**16/361**      **Future Meetings**

The next Parish Council Meeting will be held on Thursday 19<sup>th</sup> January 2017 at 7:00pm.

The next meeting of the Planning Committee of the Parish Council will be held on Thursday 2<sup>nd</sup> February 2017 at 7:00pm.

The next meeting of the Events Committee of the Parish Council will be held on Thursday 12<sup>th</sup> January 2017 at 7.30pm.

The next meeting of the Environment and Resources Committee will be held on Thursday 25<sup>th</sup> January 2017 at 7:00pm.

The Chairman closed the meeting at 8:35pm.

Signed by CHAIRMAN

Date: