



Heybridge Parish Council

Minutes of the meeting of the **PLANNING COMMITTEE** of the Parish Council held on **THURSDAY 6th OCTOBER 2016** at Plantation Hall, Colchester Road, Heybridge.

PRESENT

Chairman: Prof L Schnurr

Councillors: Simon Burwood Michael Edwards Tina Gentry
Gary Young Richard Perry

Officers: Laurie Wiebe

Non-voting Representatives: Roger Lankester, Bob Ryall

Public: 13

In the Chair: Prof L Schnurr

The meeting started at 7:02pm.

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

16/198 Apologies for absence

Apologies were received from Cllr Keith Lawson.

It was **RESOLVED** that the apologies be accepted.

16/199 Chairman's Announcements

Cllr Prof Schnurr welcomed all. The Chairman invoked standing order 24 to vary the order of business as Mr. Roger Lankester had another meeting to attend.

16/200 Minutes

Members received the minutes of the Planning Committee meeting held on the 1st September 2016 and the 15th September 2016.

It was **RESOLVED** that the Minutes of the Planning Committee meeting held on 1st September 2016 and the 15th September 2016 be approved and confirmed.

16/201 Declarations of Discloseable Pecuniary Interests, Other Registerable Pecuniary Interests, Registerable Non-Pecuniary Interests.

None.

16/202

Marine Planning

- i) Members received an update from Mr. Lankester. It was noted that:-
- Coastal footpaths that lay between high and low water marks are usually historical and provided access to boats. The footpaths should be preserved for the historical link.
 - It was suggested and agreed that coastal footpaths could be incorporated into the Neighbourhood Plan.
 - The latest Marine Management Organisation (MMO) guidance on marine planning for local councils had been previously circulated.
- ii) Members received the latest Flood and Coastal Erosion Risk Management (FCERM) news and updates.
- iii) Members considered if the Parish Council should request membership onto the Essex Coastal Forum.

It was agreed to **RECOMMEND** to full Council to request membership onto the Essex Coastal Forum.

- iv) Members considered contacting Maldon District Council regarding planned works to Heybridge Creek.

It was **RESOLVED** to request a presentation and further information from Maldon District Council officers who are concerned with the planned works to Heybridge Creek.

16/203

Public Participation

It was noted that members of the public wished to comment on certain planning applications. It was agreed that the public could comment as each planning application was discussed.

16/204

Planning Applications

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

- i) Application No: WTPO/MAL/16/01026
Proposal: T1 – Lime – fell to make way for development. Group 1: Cherry and Pyracantina Adj Toti – fell to clear for development. T2 Cherry – reduce crown by approx. 3m, Group 2 and Group 3: Vegetation adj to T2 & Pyracantina Hedge – fell to facilitate development. T3 Lime – Remove epicormic growth to approx. 3m. T4 – T6 Apple – remove basal & epicormic grown, dead wood and prune to clear signs.
- Location: Encore Technical Solutions Ltd, Unit 28 Bentalls Shopping Centre, Colchester Road, Heybridge

SUPPORT

There had been no public comments.

- ii) Application No: OUT/MAL/15/00419
Proposal: Part outline/part detailed (hybrid) application for mixed use development.
Location: Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham/Heybridge

AMENDED

OBJECT Our previous comments contained in our response to the above application remain and we make the following further comments based on the additional information now provided in the Heads of Terms of Agreement of the Section 106 matters proposed.

1. The 30 minute bus service proposed is considered totally inadequate to serve as a commuter service where frequencies of 10-15 minutes are considered the minimum to offer an alternative to the private car.

2. We note that the Strategic Flood Alleviation Scheme (SFAS) remains part of this planning proposal and is intended to be delivered by the Developer as outlined in the attached Draft Head of Terms for a Section 106 Agreement. However, we also note that a maximum costed sum has now been identified for this scheme. There is no indication whether this includes the full scheme cost or a contribution limit from the developer.

Moreover, the recent consultation document regarding changes to the emerging Local Development Plan removes the (SFAS) as a policy requirement of this development. That and the previous Inspector's comment on the legality of using Section 106 as a delivery mechanism raise serious concerns as to how, if at, all the scheme will be built as proposed to a specification yet to be articulated as one proven adequate for the development.

3. We remain concerned that supporting social infrastructure (such as the Community Hall/sports facility and the health care facilities) unacceptably promotes the Garden Village as a stand-alone development with little if any connectivity to the existing community.

Mrs Emma Whiteford of Mitchell's Cottage expressed concern as it was not clear what the current proposals were as she had heard different things. Mrs. Whiteford expressed concern regarding the road access and the environmental impact.

- iii) Application No: FUL/MAL/16/00150
Proposal: Relocation and provision of new Heybridge Swifts Football Club facilities including an all-weather pitch, practice pitch and youth team pitch. New access road, car parking, sound attenuation bund, landscaping & ancillary and associated development.
Location: Land East of Drapers Farm, Goldhanger Road, Heybridge

AMENDED

OBJECT for the following reasons:

- **The area is subject to flooding**
- **Relocation of stadium closer to the lakes encroaches on the activity of the lakes**
- **Additional slip road is in violation of the local plan and National Planning Framework.**
- **The Council notes the removal of the bund**

Mr. Patrick Forseyth spoke on behalf of the Goldhanger Road Group and noted the following:-

- The Road Group were not against the Swifts Stadium in principle, they were only against the location.
- They were concerned with noise, traffic, impact on wildlife, visual impact, and impact on the horse farm activities (including proposed trees to be planted may be poisonous to horses.)

Other comments made by the public included pedestrian island would affect the access to residential properties. There was also concern regarding pedestrian crossing of Colchester Road.

- iv) Application No: FUL/MAL/16/00154
Proposal: Development of the existing Heybridge Swifts Football ground for 104 dwellings, public open space, landscaping, highways & ancillary and associated development. Raising of the ground level across the site by up to a maximum of 0.8m.
Location: Land adjacent Heybridge Swifts Football Club, Scraley Road, Heybridge

AMENDED

OBJECT due to the concern that there will be an increased flood risk to neighbouring houses.

There were no public comments.

- v) Application No: FUL/MAL/16/01008
Proposal: Erection of three bungalows and realignment of public footpath FP26
Location: Land at Stock Chase, Heybridge

OBJECT due to inadequate provision of off-road parking. The Council is concerned there may be unsuitable congestion on the road. The Council received a presentation from a concerned resident who believes the application is flawed.

Mr John Harrison of Stock Chase expressed his concern that the planning application was generally flawed. Mr Harrison noted that:-

- Relocation of FP26 was not legal and should not be part of the application
- Development of the houses cannot happen without the relocation of the footpath
- Land title registry does not match the proposed land on the application
- Concern regarding the property ownership.

Cllr Young (Public Rights of Way Liaison Officer) informed Members of the layout of FP26 and noted that the current layout was not user friendly.

Cllr Perry noted that there was an existing problem with vehicle access to the residential properties along Stock Terrace.

- vi) Application No: HOUSE/MAL/16/01014
Proposal: Retrospective application for a porch with cloakroom coming out onto the driveway.
Location: 78 Wagtail Drive, Heybridge

SUPPORT

16/205

Great Totham Parish Council – Neighbourhood Plan

Members considered submitting comments to Maldon District Council on the consultation for designation of Great Totham Neighbourhood Area which excludes the North Heybridge Garden Suburb.

It was **RESOLVED** to submit a comment to Maldon District Council that the Parish Council notes the designated neighbourhood area and has no objection.

16/206

Maldon District Council Local Development Plan Consultation

Members considered submitting comments to Maldon District Council on the following documents (deadline 27 October 2016):

- i) Implications of the DCLG 2014-Based Household Projections for the Objectively Assessed Housing Needs of Maldon District.
- ii) Proposed Main Modifications to the Maldon District Local Development Plan.
- iii) Sustainability Appraisal Report Update.

It was **RESOLVED** to defer this item to full Council meeting to be held on the 20th October 2016.

16/207

DCLG Consultation

Members considered submitting comments to DCLG on the technical consultation on implementation of neighbourhood planning provisions in the Neighbourhood Planning Bill (deadline 19 October 2016.)

Mr. Lankester had shared comments regarding the proposed changes before he left the meeting.

It was **RESOLVED** that Cllr Prof Schnurr, Cllr Lawson and Cllr Young would submit a response on behalf of the Parish Council.

16/208

Neighbourhood Plan Task and Finish Working Group

Cllr Prof Schnurr informed Members of the public workshop being held on Sunday 23rd October 2016. Cllr Prof Schnurr asked Mr Ryall for support from members of the Residents Association.

It was noted that the working group held a meeting on the 4th October 2016 and the next meeting would be held on 11th October 2016.

16/209

Future Meetings

The next Parish Council Meeting will be held on Thursday 20th October 2016 at 7:00pm.

The next meeting of the Planning Committee of the Parish Council will be held on Thursday 3rd November 2016 at 7:00pm.

The next meeting of the Events Committee of the Parish Council will be held on Thursday 13th October 2016 at 7.30pm.

The next meeting of the Environment and Resources Committee will be held on Thursday 27th October 2016 at 7:00pm.

The Chairman closed the meeting at 8:47pm.

Signed by CHAIRMAN

Date: