



# WEST BERGHOLT PARISH COUNCIL

## Minutes of the Planning and Development Committee Meeting

Held on - Monday 7<sup>th</sup> June 2010 at 7.30pm - in the Orpen Hall

Present	Bernard Colbron, John Gili-Ross, David Short, Chris Stevenson, Peter Sleigh and Bob Tyrrell 21 members of the public	Next meeting 3 <sup>rd</sup> Wednesday of each month in the Committee Room above the Orpen Hall
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### CURRENT APPLICATIONS

Application No.	Proposal	Applicant/Location
101011	Change of use of farm buildings to a trampoline activity centre for those with physical disabilities and special learning needs (resubmission of Planning Application 100134)	Mrs Amoss, Hill House Farm, Colchester Road

#### Comments

West Bergholt Parish Council (Council) has reached its decision regarding the above application number 101011 after holding two public meetings one of which was held specifically to finalise the Council's response.

The Parish Council objects to the application for the following material reasons;

- 1 The details within the original Notice of Planning Decision 100134 remain valid and the Council agrees with the points made. The revised application does not appear to alter the conditions set out in this Planning Decision.
- 2 Whilst every application is considered on a case-by-case basis, the Council believes this application does not warrant a change of use of the specified agricultural buildings to one suitable for a trampoline activity centre. A change of use as proposed would create an unwarranted precedent for similar future change of use applications.
- 3 The barns are located outside the village envelope and clearly visible from Colchester Road.

In addition to the above material points, the Council would like to highlight further local information points;

- 4 Concerns have been raised regarding access to the barns. It appears the first part of the site access road (*off Colchester Road*) is in the ownership of a nearby local resident who has stated they will not permit use of this road for any vehicle other than agricultural.
- 5 The entrance to the facility is outside the village 30mph speed limit, with no footpaths either side of the road for users visiting the facility using public transport. There is also limited visibility splays at the access onto Colchester Road.
- 6 At the last public meeting held relating to this application the Council was presented with a copy of a c.290 signature petition by residents objecting to this application. It is understood, that CBC is in receipt of a similar sized petition that supports the application.

#### Additional Information

Should Colchester Borough Council be mindful to approve the application, the Council would request that conditions be attached to any approval that limits the premises to that of a trampoline centre only. Should this venture fail the status of the buildings should automatically revert to agricultural use only.