



WEST BERGHOLT PARISH COUNCIL

Minutes of the Planning and Development Committee Meeting

Held on - Wednesday 16th June 2010 at 7.30pm - in the Committee Room, Orpen Hall

Present **Andrew Savage, Bob Tyrell, Chris Stevenson, Peter Sleigh**

Next meeting
21st July 2010, Orpen Hall in the Committee Room

CURRENT APPLICATIONS

Application No.	Proposal	Applicant/Location	Comments
101062	Variation of condition 09 of planning permission F/COL/00/1277 to vary hours on a permanent basis	West Bergholt Parish Council: Lorkin Daniel Playing Field, Lexden Road, West Bergholt	It would be inappropriate to comment as the Parish Council is the applicant.
ESS/10/10/COL Also available on CBC website as application 100889	Application for the redevelopment of existing established recycling + recovery centre	Colchester Skip Hire: Packhams Lane, Wormingford	This application is similar in nature to the previous application of 2008 which the Parish Council objected to. The principal differences are that the buildings proposed have a reduced overall height and scale. Notwithstanding this, the PC feels that many of its previous objections still apply and these are: <ul style="list-style-type: none"> • <i>inappropriate scale and intensification of development in a rural area; positioning of a large building devoid of architectural quality</i> • <i>poor location with respect to transport infrastructure;</i> • <i>possible exacerbation of traffic through the village</i>
101217	Erection of dwelling with access off Lexden Road, Renewal of application no F/COL/02/0703	J A Drummond and C Hampshire, Firmins Court, West Bergholt	No comments. The Parish Council has previously considered this application in 2002 and 2007 and no objections or comments were made.
101239	To retain new 1.2m deep balcony to the front elevation and roof light to be positioned in roof in master bedroom	Mr & Mrs I Juniper: Carousel, Whitehouse Lane, West Bergholt	No Comments

PLANNING DECISIONS

Application No.	Applicant/Location	Decision
100728	Mr S Curtis: Single storey extension at Frimley, The Avenue, West Bergholt	Planning Permission Granted
100838	Miller and Middleton: erection of roof dormer over MOT bay at 55 Colchester Road, West Bergholt	Planning Permission Granted

OTHER CORRESPONDENCE

Item	Location/Proposal	Comments
LDF Site Allocations DPD	Land at Armory Road: Consultation by Edward Gittings on behalf of client NEEB Holdings Ltd (SA 160/013)	<p>The Parish Council (PC) is concerned that this site has arisen for consideration very late in the day without any prior warning. The PC supported the LDF core strategy on the basis that the village envelope was to be maintained as it currently stands, with no infill housing and a general allocation of 50 dwellings up to the end of the plan period 2023, of which more than 30 have already been built out.</p> <p>Because of this overriding concern the Parish Council does not support the addition of this site to Colchester Borough's LDF site allocations document.</p> <p>The Parish Council does not oppose proposals of this nature per se, but would expect the LDF process to prove the need for such an allocation in the first instance, and if such a need was established, to conduct a general search around the village area to determine the best site. Under the circumstances the PC cannot agree to an additional allocation some 60% greater than originally envisaged, and where a sequential search has not been carried out in advance. Consultation on this proposal is now out of kilter with the overall LDF process and the proposals do not have any support locally.</p> <p>The PC would like it noted that there is a lot of concern about this proposal from local residents in the Maltings Park Estate which adjoins the area of land in question. In order to achieve a true and meaningful consultation on the proposals the PC advertised the proposals and made time available at its June meeting for local residents to make their views known. Many points were made by local residents, and a number of these will be made as individual representations to the consultation.</p> <p>In summary the concerns raised highlighted the following</p> <ul style="list-style-type: none"> • that the development would place a strain on existing infrastructure particularly Heathlands Primary School which has a full quota of students, meaning that there is a strong likelihood that new children from the village would be unlikely to be granted a place in many age groups. • Similarly the local Doctors' Practise struggles already to accommodate appointment requests. • Roads in the Maltings Park Estate are too narrow to accommodate additional levels of traffic which would also pose a danger to pedestrians particularly children. • It is understood that changes made to the Maltings Park road access system following the completion of this development will now prevent any large construction vehicle movement through Maltings Park to the proposed new development area. • It was pointed out that the original development was specifically located with a buffer area of green space, in order to prevent coalescence with adjacent development and to preserve a valuable amenity which fosters a natural haven for wildlife which residents enjoy at present. <p>All in all the PC cannot agree to any changes to the Village envelope at the present time and in the manner proposed.</p>
LDF Site Allocations DPD	Pattens Yard, Nayland Road: Consultation by Edward Gittings on behalf of client Mr M Culham (SA 174/028)	<p>The Parish Council has long held concerns about the nature of the development at this site, and has previously made its feelings known concerning recent planning applications to retrospectively grant planning permission to regularise current activities on the site. The current usage and generally unkempt appearance of the premises, does little to enhance the quality of the village, neither does the site complement the rural landscape in which it is set.</p>

Item	Location/Proposal	Comments
		<p>It is difficult to comment in detail on this proposal as the current planning application is as yet undetermined. However if the designation of the land as a Local Employment Zone (LEZ) would result in the site being landscaped, improved hard surfacing provided and improved access/driveways provided, and that the site buildings and B1 usage was put forward so as to provide a high quality set of units or premises, then the PC could support this proposal. Clearly the test of this possibility would be in the submission of a planning application.</p> <p><u>PC's previous comments on the last planning application (90439 April 2009)</u> <i>The PC is unhappy at the idea of a substantial increase in commercial storage on agricultural land and the implication of additional construction vehicle movements along Nayland Road. We are of the view there should be a clearly defined landscaped boundary along the currently approved area to stop any future encroachment.</i></p>