

HOLTON ST MARY PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE HELD ON WEDNESDAY 29th May 2019 at 8.00 p.m. in Holton St Mary Village Hall

Present: Erik Ellis (EE), Sally Thurlow (ST) Richard Appleton (RA), Jan Cheng (JC), Anne Wicks (Clerk)
Members of public: None

19.22. Sally Thurlow was elected to the chair.

19.23. Sally welcomed the meeting. Apologies for absence were accepted from Claire Rowan, Oliver Greene and Mark Anderson,

19.24. Declarations of Interest; Councillors know people who are affected, but this will not affect discussions.

19.25. Minutes: It was RESOLVED that the Minutes of meeting held 17th October 2018 were signed as a true and accurate record by EE and adopted by the Council.

19.26. Public Forum

There were no members of the public present.

19.27. Planning Applications:

The Council considered the following planning application and made recommendations as follows:

DC/19/02405

Proposal: Erection of 1no. dwelling and associated landscaping.

Location: Land at Squirrels Hall, Stubbins Lane, Holton St Mary, CO7 6NT

As nothing has materially changed since the council considered this last year, the same comments were made:

1. The application contravenes the objectives set out in the Local Strategic Plan and Local Development Plan - Under Babergh Council's core strategy, Holton St Mary is an 'unsustainable Hinterland village'. As such, Babergh's own Policy is not to introduce housing development where there is insufficient infrastructure or economy in close proximity to the proposed dwelling. Under the existing Babergh core strategy and draft Joint Local Plan, the proposed development does not meet the criteria for development. If approval is recommended the decision would be against policy and therefore open to legal challenge
2. The land (and site) to which the application refers is outside the Local Plan village boundary, and contravenes the objectives set out in the Local Strategic Plan and Local Development Plan -
 - a. There is no credible justification for the proposed site to be an exception site. It is outside the currently approved village boundary. The proposed site does not meet the current Babergh criteria for development. (See map)
 - b. The proposed site for the dwelling is not 'previously developed/brownfield' site: This is defined in the National Planning Policy Framework as; "Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time."

The Council also note that a habitat report was recommended. We believe there is at least one active badger sett in the vicinity that needs investigation.

The Council also hold reservations about the safety of Stubbins Lane with more traffic emerging on to it.

DC/19/02506

Proposal: Outline Planning Application (Access to be considered) - Erection of 1no. dwelling.
Location: Land Adjacent To El Camino, Hadleigh Road, Holton St Mary, Colchester Suffolk
CO7 6NW

The Council support the application providing the detailed permission is in keeping with surrounding properties.

DC/19/02503

Proposal: Planning Application - Erection of 5no dwellings with associated car parking, landscaping and vehicular access.

Location: 2, 4, 5 And 6 'The Gardens', Raydon, IP7 5LU,

The Council commented that with the potential of three building sites being active within less than 100 metres of each other, this is likely to cause significant problems with road traffic and request that works vehicles be accommodated off road.

b. None

19.28. Email correspondence from a local resident regarding traffic issues during a recent Thanksgiving Service in the church was considered.

It was RESOLVED that ST should write to the resident to suggest the following:

The Parish Council would have no objection to an 'A Board' with appropriate wording being purchased by the church for the purposes of preserving parking in Church Square for disabled church goers in the hours before a church event.

As communication is key to resolving the issues raised without further upset, ST would further suggest the church could notify Church Square residents and the Village Hall Bookings Secretary of upcoming events and ask for consideration at these times.

The meeting closed at 8.45pm.

Signed

Date