



Heybridge Parish Council

Minutes of the meeting of the **Planning Committee** of the Parish Council held on **Monday 5th August 2019** in the Claydon Room at Plantation Hall, Colchester Road, Heybridge at 7.30pm

PRESENT

Chairman:	Miriam Lewis	
Councillors:	Simon Burwood John Harrison	Michael Edwards Jenny Sjollema
Officers:	Amanda Hilton -Clerk	
Non-Voting Members:	None	
Public	None	

In the Chair: Cllr Lewis

The meeting commenced at 7.30pm.

It was noted that the meeting would not be recorded.

- 19/88** **Apologies**
a) Apologies were received from Cllr Cable, Cllr Jones
- 19/89** **Chairman's Welcome**
Cllr Lewis thanked members for their attendance.
- 19/90** **Minutes**
The Minutes of the Planning Committee meeting held on Monday 1st July 2019 were received.
It was **RESOLVED** the Minutes of the Planning Committee meeting held on Monday 1st July 2019 be approved and confirmed.
- 19/91** **Interests**
None declared
- 19/92** **Public Participation**
None

19/93

Planning Applications

a) Members considered making comments on planning applications received.

Application: 19/00741/OUT 07926618

Proposal: Part outline/part detailed (hybrid) application for mixed use development including:

- (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (outline)
- (ii) Residential Care for up to 120 beds (Use Class C2) (Outline)
- (iii) Neighbourhood uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and /or D1a and/or D1b(Outline)
- (iv) Primary School and early years childcare facility (Use Class D1c) (Outline)
- (v) A relief road between Broad Street Green Road and Langford Road (Detailed element)
- (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline)
- (vii) Construction of initial gas and electricity sub-stations (detailed) and
- (viii) All associated amenity space, landscaping, parking, servicing
Utilities (other than as listed in item (vii) above) footpath and cycle links, on site drainage, and infrastructure works.
(Outline)

Location: Land at Broad Street Green Road and Langford Road and Maypole Road Great Totham Essex

**We recommend the refusal of planning permission for the following
The Council reiterates its position made on the original proposal
OUT/MAL/15/00419**

- 1. The application is contrary to Policy S3, Place Shaping, of the current Local Development Plan in as much as an approved Master Plan exists for North Heybridge Garden Village. Local Development Plan Policy S4 Para 2.59 requires the Strategic Development to the north of Heybridge should be integrated with a strategic flood alleviation scheme to address the existing surface flooding in north Heybridge. Heybridge Parish Council is concerned that the Surface Water Drainage Scheme association with this application is a standalone proposal and not integrated into a Strategic flood alleviation scheme as required.**
- 2. The application proposes a density of up to 40 dwellings per hectare. This density together with a greater land take on-site SUDs, compromises the lower density Garden Village concept, contrary to the requirements of the current Master Plan. Such densities would result in**

intrusive built form in this highly sensitive location where sympathetic soft edge development is called for.

3. There is currently insufficient health care provision to service the existing populations of Maldon and Heybridge. The development of an additional 1138 dwellings without adequate and deliverable facilities will further exacerbate this situation.

4. Subsequently the Parish Council has considered the comments made by Essex County Council Lead Local Flood Authority letter dated 2nd August 2019. The Parish Council would also consider the comments made by Essex County Council to be infinitely sensible and would also like to seek assurance that those requirements are met.

“No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority.

No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long-term funding arrangements should be provided.

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority”

5. In further consideration of comment number 1 above the Environment Agency (EA) continues to work with Maldon District Council and the ECC Lead Local Flood Authority and have reduced many options for Flood relief in Heybridge down to two. One of these options is a capture and divert scheme to be based a Langford and the EA are investigating funding possibilities. During their presentation to the Anglian Eastern Regional Flood and Coastal Committee in June 2019 the EA presented on their National Flood and Risk Management Strategy and repeatedly cited the requirement for developers and planners to be fully participating in order to deliver a new National Strategy (EA Presentation available if required.)

This Parish Council are very aware of the infrastructure opportunities envisaged by the North Heybridge Garden Suburb Master Plan and the Maldon and Heybridge Surface Water Management Plan and do not feel

that these opportunities have been fully considered in the application. We would urge Maldon District Council, the EA, the Lead Local Planning Authority to reconvene with Countryside Properties and associated Landowners to deliver the opportunities that this Parish have been promised.

Application: 19/00800/HOUSE
Proposal: Proposed first floor extension and rear extension
Location: 12 Willow Walk Heybridge Essex CM9 4TT

We have no comment.

b) Members considered making comments on planning applications received after the publication of the agenda.

Application: 19/00266/HOUSE PP 07671979
Proposal: Section 73A Application for the construction of a pitched roof porch. Conversion and extension of existing outbuildings. Single storey rear extension. Replacement of Crittal Windows with white double-glazed uPVC windows.

Location: 5 Towers Road Heybridge Essex CM9 4AP

We raise no objection but wish to make the following comment: the development appears to have produced a contrived boundary between neighbouring properties and wish to seek assurance that there has been no negative impact on the adjoining property no 2 Glebe Rod.

Application: 19/00804/HOUSE PP 08012329
Proposal: Proposed replacement of tow first floor windows with French doors and Juliet balconies.
Location: 15 St Georges Close Heybridge Basin Essex CM9 4RZ

We have no comment

Application: 19/00664/WTPO IAP 0044537-001
Proposal: T1 Cedar -cut back by 3 metres on the side Overhanging neighbour to the South
Location: 83 Cedar Chase Heybridge Essex CM9 4NR

We recommend the refusal of planning permission because the tree is subject to a TPO so we would like to see a full management of programme by arboriculturist

c) Members considered submitting comments on the appeal notification (comments to be submitted by the 12th August 2019)

Appeal Ref: APP/X1545/W/19/32302367

Site Address: Land at Broad Street Green Road, Maypole Road and Langford Road Great Totham/Heybridge Essex.

Proposal: Part outline/part detailed (hybrid) application for mixed use Development including

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- (iii) "Neighbourhood" uses which may include retail, commercial and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b)(outline)
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- (v) A relief road between Broad Street Green road and Langford Road (detailed element)
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- (vii) Construction of initial gas and electricity sub stations (detailed)
- (viii) All associated amenity space, landscaping, parking, servicing utilities (other than as listed in item (vii)above) footpath and cycle links on-site drainage, and infrastructure works(outline)

Appellants name: Countryside Properties & EC, MA & DC Watson & KL Watson-knee.

Members RESOLVED comments submitted should mirror those comments made on the original application. Cllr Lewis and the Clerk to work on a response and circulate to all members.

19/94 Maldon District Affordable Housing and Viability Supplementary Planning Document (SPD)

- a) Members considered submitting comments on the Draft Amendment to Figure 2: Viability Assessment Process of the Maldon District Affordable Housing and Viability SPD. Members RESOLVED the Clerk wrote to Strategy Policy and Communications at Maldon District Council with the following comment: Heybridge Parish Council have considered the amendments and are comfortable they would not be detrimental to the intention of the SPD.

19/95 Marine and Coastal Planning

Cllr Lewis confirmed the presentation from RFCC had been received and asked the Clerk to circulate to all members.

19/96 Future Meetings

The next Parish Council Meeting will be held on Monday 19th August at 7.30pm

The next meeting of the Planning Committee will be held on Monday 2nd September 2019 at 7.30pm

The Chairman closed the meeting at 9.20pm.

Signed by Chairman
DATED:



