



GREAT HORKESLEY PARISH COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING HELD MONDAY 10TH JUNE 2024 AT GREAT HORKESLEY NEW VILLAGE HALL AT 9.00AM

Those present:

Cllr C Arnold (Chairman)

Cllr M Sudbery

Cllr G Baker

Cllr J Burns-Langton

P24/01 Election of Chairman for the Municipal Year

The outgoing Chairman called for nominations for the position of Chairman. Cllr Burns-Langton nominated Cllr Arnold, and with there being no other nominations for the position, Cllr Arnold was duly elected as Chairman of the Planning & Highways Committee.

P24/02 Apologies and Reasons for Absence

All members were present.

P24/03 Declaration of Interests

No member declared an interest in respect of any item of business on this agenda.

P24/04 Minutes of Previous Meeting

The minutes of the Planning & Highways Committee Meeting held on 16th April 2024 were approved and signed as a true and accurate record.

P24/05 Planning Applications

The following Planning Applications were discussed, and the following representation to be made to the Planning Authority was agreed:

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| 241012 | Bluebell Cottage, Spratts Marsh (expires 13/06/2024)
<i>Two storey side and rear extension revised</i>
It was unanimously agreed to notify the Planning Authority that GHPC does not wish to comment on the proposals. |
| 241086 | Brook Cottage, 2 Holly Lane (expires 15/06/2024)
<i>Extensions and alterations to existing dwelling for private use</i>
It was unanimously agreed to comment on the Planning Application:
"GHPC is concerned that the piecemeal extensions in this application may have a negative impact on the landscape of the countryside. If the house is going to be increased in size to this extent, there is the opportunity for the design of the house to be much more elegant and therefore create a much more attractive countryside dwelling." |
| 241059 | 72 Keelers Way (expires 18/06/2024)
<i>Replacement of existing single storey garage and entrance lobby with a combination of single and double storey elements</i> |

It was unanimously agreed to object to the Planning Application:

"1. Lack of on-street parking and kerb damage from pavement parking are perpetual complaints from Keelers Way residents. This amended application would still result in the permanent removal of one off-street parking space from 72 Keelers Way because it proposes conversion of the garage. The Design and Access Statement states that "the property has ample off-street parking for the household's 2 cars but can accommodate up to 4 cars when necessary". A site visit shows that in reality only two cars can be parked on the frontage, with one needing to cross the raised kerb to do so; this is evidently the current practice, contradicting the Design and Access Statement, which says, "There are no requirements for adjustments to the existing dropped kerb, as both cars utilise this access point without requiring to mount the existing raised kerb to either side". If it is possible to fit four vehicles on the frontage, then it needs to be shown *how* this can be achieved. Aerial and street photography clearly show the track of vehicle wheels crossing the raised kerb.

2. The proposed new flank wall would reduce the gap between the house and its neighbour to the east by two-thirds to a little over a metre, considerably less than is normal for this part of Keelers Way where the houses have a window in their flank wall. The Parish Council believes the new wall would be so close to the window in the western flank wall of no. 70 as to make the use of artificial light a necessity. This would amount to an unacceptable loss of amenity for the neighbour. The images supplied by the applicant in the Design and Access statement show the neighbour's window bathed in sunlight. This would not happen if the extension were allowed. It is therefore the opinion of the Parish Council, notwithstanding the comment on car parking above, that the application should be refused."

240695

The Wine Centre, The Causeway

(expires 24/06/2024)

Outline planning permission with all matters reserved other than the access for two new four-bedroom dwellings

It was unanimously agreed to object to the Planning Application:

"This Planning Application fails to meet Policy SS7: Great Horkesley of Section 2 of the adopted Colchester Borough Local Plan, as

- (i) It will compromise the ability of the Local Plan allocation to deliver a total of 13 new dwellings on the allocated School Lane site.
- (ii) It fails to provide access to the rear of the Old Village Hall and thus fails to facilitate replacement of the Scout Hut and adjacent dilapidated cottage with new dwellings, which was the purpose of making the new allocation.
- (iii) It fails to provide access from School Lane.

It is therefore the opinion of the Parish Council that the application should be refused, as ultimately it does not provide enough houses on land that is already supported for development."

P24/06 Planning Decisions

It was noted that decisions have been made on the following Planning Applications:

240360	Bluebell Cottage, Spratts Marsh <i>Two storey side and rear extension</i>	Refuse
240356	9 North View Cottages, Coach Road <i>Kitchen/dining extension to rear of house and open porch</i>	Approve Conditional
240251	Harmony, School Lane <i>Extensions to rear and side of bungalow</i>	Approve Conditional

P24/07 Other Planning Applications to Note

The following items were noted:

232830	Revdor, 51 Coach Road <i>Proposed detached cartlodge and garage to the rear</i>	Planning Appeal Lodged
230625	Land to the east of Nayland Road <i>100 new dwellings (Manor Land development)</i>	Referred to Planning Committee

P24/08 Recommendations to Full Council

There were no matters for recommendation to Full Council.

The meeting was closed at 9.55am.