



GREAT HORKESLEY PARISH COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING HELD THURSDAY 5TH JUNE 2025 AT GREAT HORKESLEY NEW VILLAGE HALL AT 8.00PM

Those present:

Cllr C Arnold (Chairman)

Cllr G Baker

Cllr P Tempest

In attendance:

Cllr A Banks

P25/01 Election of Chairman

The Clerk called for nominations for the position of Committee Chairman. Cllr Baker 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.

P25/02 Apologies and Reasons for Absence

Apologies were received and approved from Cllr Burns-Langton and Cllr Sudbery.

P25/03 Declaration of Interests

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

P25/04 Minutes of Previous Meeting

The minutes of the Planning & Highways Committee Meeting held on 8th November 2024 were approved and signed as a true and accurate record.

P25/05 Planning Applications

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

250989

1 Breewood Cottage, School Lane

(expires 10/06/2025)

Erection of front boundary wall

Comment: GHPC objects to this application because:

- a. the dwelling is one of six semidetached cottages which, while they have been variously extended, are still small in scale and in keeping with the extensive, open, rural landscape. The proposed wall and railings would be more suited to an urban square and are thus entirely out of keeping with the buildings.
- b. in this rural location it is inappropriate to replace the roadside hedge at the eastern end of the frontage with railings and a brick wall.
- c. the replacement of the hedge with a wall tends to consolidate the extension of the original domestic garden of 1 Breewood Cottages onto the agricultural land which forms the eastern side of the plot.

250929

Oakham, Chilton Close

(expires 06/06/2025)

Erection of a new 2-bed bungalow and associated works

After thorough discussion, it was **unanimously resolved** that the Council should make **no comment** on this application.

P25/06 Planning Decisions

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

250184	Greenbanks, Boxted Church Road	Approve Conditional <i>Replacement self-build dwelling and associated landscaping</i>
241853	Laburnums, Ivy Lodge Road	Approve Conditional <i>Demolition of bungalow and erection of two dwellings</i>

P25/07 Proposed Base Station Upgrade

Members discussed the letter received from Cornerstone regarding a proposed base station upgrade on the parish border.

It was unanimously agreed (proposed Cllr Baker) to respond to Cornerstone and say that GHPC does not object in principle to the proposal to upgrade the mast, however members would like the appearance of the new antennae to be more fitting to the rural location.

P25/08 Neighbourhood Plan

- (a) Cllr Arnold reported that he and the Parish Clerk met CCC Planning Policy Officers Shelley Blackaby and Lucy Massey to discuss options for resuming work on a Neighbourhood Plan for Great Horkesley in order to maximise local influence on future development of the village. It had been evident that they would be supportive of such a move.

It was unanimously agreed (proposed Cllr Arnold) that the new GHPC Neighbourhood Plan Working Group would come up with a list of policies in order to produce a non-site-specific Neighbourhood Plan. The Clerk will contact the CCC Officers to ask what GHPC needs to do first and whether the Housing Needs Survey data needs to be refreshed.

- (b) The Clerk will not ask RCCE for assistance with forming a Neighbourhood Plan at this moment in time but may do in the future.

P25/09 Highways

- (a) Cllr Barber has recently chased for an update on the speed limit change on the A134 between Great Horkesley and Chesterwell and is awaiting a response.
- (b) The water is still running down the carriageway under the A12 bridge, and Cllr Barber confirmed that the work to carry out further repairs is currently out for tender; it was noted that there are newly painted markings on the road apparently identifying the route of something under the surface.
- (c) **It was agreed** that at the next meeting of the Council there would be a discussion about whether to make a request under Section 31 of the Highways Act for a public right of way to be created on the popular footpath that runs northwards from opposite the northern (Coach Road) end of Footpath 37 to meet Footpath 36 near to the Village Hall. The possibility that the current landowner has already moved to prevent this will be investigated.

It was unanimously agreed (proposed Cllr Arnold) that the Clerk write to Planning Officer Nadine Colder, to state that GHPC wishes to add to its previous reasons for objecting to Application 250545 a new reason, namely the proposal to remove the existing hedge line of bushes and mature trees through the centre of the site; this proposal has come to light as the result of a closer study of the planning application. CCC should be asked to protect all trees and hedges on or adjacent to the application site until the application has been determined.

- (d) Members discussed the proposed diversion of footpath GH2 on the south side of the River Stour, adjacent to Nayland.

It was unanimously agreed (proposed Cllr Baker) to recommend to Full Council that it should agree that, were an application to divert Footpath GH2 be made, the Council would support it.

P25/10 Recommendations to Full Council

There were no further matters for recommendation to Full Council.

These minutes are a true and accurate record of the meeting.

Signed
(Planning & Highways Committee Chairman)

Date