



**Minutes of the Extraordinary Parish Council Meeting which commenced at
7:00pm on Wednesday 6 March 2019**

Councillors Arnold (Chairman), Baker, Harris, Mead & Rennie.
Cllr Anne Brown, Essex County Council, Constable Division
Cllr Nigel Chapman, Colchester Borough Council, Rural North Ward
13 members of the public

1. Chairman's Opening Remarks

The Chairman welcomed all those attending the meeting and introduced councillors present to the members of the public.

2. Apologies and Reasons for Absence

All members of the parish council were present.

3. Declarations of Interest

No interests were declared in respect of the business on the agenda.

4. Presentation of Planning Application No: 190302: Outline planning application for dwellings, new access and A134 crossings, land for allotments, provision of a Scout and Girl Guiding Hut with associated car park, public open space and associated works.

The Chairman set out the process which had led to the application being submitted to Colchester Borough Council, starting with the invitation to local landowners to offer sites for housing development. After consultation with residents and the parish council, CBC had chosen the land around Great Horkesley Manor as the most suitable. In October 2018 ADP as agent for the landowner had exhibited proposals for developing the site at an exhibition in the new Village Hall. Residents' views expressed at that exhibition formed part of the application. The Chairman pointed out that if the site were now to be rejected by CBC it would be necessary to find another one in the village in order that CBC should be able to meet the house provision targets set by central government. Unless there was now a new, compelling reason for doing this, the business of the evening would therefore be to comment on the planning application as presented, not to debate whether or not the site was appropriate.

Cllr Arnold reported that the Transport Statement included with the application contained what amounted to a feasibility study of a proposal to widen the existing footway between the application site and Chesterwell so as to create a shared use footway and cycleway. This would link hundreds of houses in the village to the new secondary school to be completed just south of the A12 by 2020 and to the adjacent shopping centre and community hub. It was not clear how much of the new link could be provided by the developer of the site.

Finally, Cllr Arnold pointed out that the application was for outline consent, effectively testing whether the site was fit for development rather than presenting the detail that might eventually appear on it. Nevertheless, there was a lot of detail in the application and it was right that members the public and the council should express their views on that detail and ensure that the planning authority (CBC) and highway authority (ECC) secured as much advantage for the village as was possible at this stage.

5. The following points were raised by members of the public and discussed by all present:

- The route of the Essex Way through the site was not clear; it should be fixed and run through an appropriately 'green' corridor;

- Sustainable Drainage System (SuDS): Would the ponds contain water all the time as illustrated in the application, who would be responsible for maintaining them and dealing with contamination?
 - Light Pollution and security, particularly in relation to existing homes in Ivy Lodge Road. Very low levels of lighting or none should be considered.
 - Boundary at the rear of Ivy Lodge Road properties should be reinforced with trees and evergreen shrubbery to create a thicket.
 - Remove the cut through to Ivy Lodge Road to ensure privacy and security of existing residents and prevent unsafe access/egress.
 - Sheltered accommodation was required in the village.
 - Safe crossing on the A134: zebra crossings and the new roundabout were much the preferred options.
 - On street parking to be minimised by design.
 - Reduction of speed limit to 40mph on the 60mph section of A134 to be supported.
 - Scout Hut storage should be internal to main building but equivalent to 4 x garages amount of space, not provided in a separate building.
 - Allotments: should be capable of expansion, water supply needed, lockable external toilets to be provided in scout HQ for allotment holders, lockable gate required for car park.
 - Nature of Avenues: should be as shown in application i.e. lined with verges and trees.
 - Ownership of the open space and the woodland to be transferred to public body or charity and protected from further housing development.
 - Fitness Trail to be defined
 - Cycle link to Mile End strongly supported.
6. **It was agreed to adjourn the meeting for ten minutes prior to members of the Council considering the points raised in more detail.** Though invited to stay, all members of the public then left the meeting; the chairman having thanked them for their contributions.
7. **Following further discussion, it was agreed that:**
- **the Council would continue to support development of the site around the Manor subject to the developer being required to provide the promised benefits to the village and its residents;**
 - **the chairman would draft a response based on the evening's deliberations and circulate it to other members and the clerk for comment approval prior to submitting it to the planning and highway authorities;**
 - **advice would be obtained on promoting the provision of sheltered housing in the village, with specific reference to the open space within the curtilage of The Manor;**
 - **the community contribution which CBC would seek from the developer should be invested in the development site rather than elsewhere in the village;**
 - **advice would be obtained on sources of funding for the cycle link on the assumption that the developer would not be required to fund it in full.**
8. The meeting closed at 2220h.

Note: Though it does not form part of the minutes of the meeting, for convenience the Council's response to the planning and highway authorities is appended to these minutes.

Duly approved at the parish council meeting held on the 16 April 2019

Chairmans signature.....