

Great Bentley Parish Council
PLANNING COMMITTEE MEETING
Held on 7 September 2017 at Great Bentley Village Hall.

MINUTES

Public questions:

Regarding the appeal for the Land West of Plough Road development a gentleman has received a letter about it but no one else in his Close had. This is because only those who have made a comment will receive one.

Present: Councillors: K Plummer (Chair), B Herbert, G Wright, P Drew, L Edwards, R Adams, P Balbirnie, Parish Clerk K Paradise and members of the public.

09.17.054 Apologies for absence: Cllr Taylor and Cllr Hills

09.17.055 Declarations of interest: Cllr Drew put forward a non-pecuniary interest in Admirals Farm should it be discussed.

09.17.056 Actions from last meeting: The Clerk has recorded on the TDC website the outcome of the Parish Council decisions regarding the applications which were discussed on 1st June. The matter of The Forge is to be discussed later in the meeting.

09.17.057 Minutes of last meeting: The minutes of the meeting held on 3 August 2017 were proposed by Cllr Adams, seconded by Cllr Drew and agreed as an accurate record of proceedings.

09.17.058 Planning Applications: To consider planning applications set out in the table below.

Cllr Wright left the room

17/01212/FUL Mrs Lindsay Seldon	Proposed extension.	17 Pine Close, Great Bentley, Colchester, Essex CO7 8NX	No Comments
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17/00634/FUL Mr R.A, T.R, D.R, A.I Sargeant	Variation of condition 3 of planning permission 16/00671/FUL - To allow the re-location of Lake House North and South Lodge.	St Osyth Priory, The Bury, St Osyth, Clacton On Sea Essex. CO16 8NZ	To support St Osyth Parish Council – no comment
17/01175/FUL Mr R.A, T.R, D.R, A.I Sargeant	Variation of condition 3 of 16/00656/FUL to allow amendments to the elevations and layout of Phase 1.	St Osyth Priory, The Bury, St Osyth, Clacton On Sea Essex. CO16 8NZ	To support St Osyth Parish Council – no comment
For information only 17/01420/LUPROP Mr & Mrs Payne	Proposed single storey rear extension.	3 New Cut Great Bentley Colchester Essex CO7 8LE	
17/01439/ADV Mr Dave Edwards	Re-branding of existing signage to include 2no fascia signs, 1 hanging sign, and 5 other types. 2no. new internally illuminated signs and a new ATM surround.	TESCO London House Plough Road Great Bentley Colchester Essex CO7 8LA	Proposed: Cllr Drew Seconded:Cllr Edwards Resolved: no comment

Cllr Balbirnie arrived

09.17.059 The Forge: The solicitor has sent a letter to the buyer and nothing has been heard from the buyer to date.

09.17.060 **Correspondence:** None

09.17.061 **Planning matters to report:**

Appeal notification re APP/P1560/W/17/3174843 Land East of Heckfords Road, Great Bentley. A doctor surgery and twenty-five dwellings, associated infrastructure and landscaping.

The following was Proposed: Cllr Edwards, Seconded: Cllr Adams, **Resolved: To send to the Inspector the following:**

Great Bentley Parish Council will continue to support the application if the inspector can ensure the following conditions are met:

- 1. That a footfall study is (or has already been) carried out**
- 2. That the surgery is built in tandem with the 25 houses to ensure the surgery is delivered.**

Meeting Closed 7.35 pm

Public Questions:

At the end of August a member of the public found the Railway Station Victorian waiting room beside the London bound track was being demolished. The member of public contacted the Railway Heritage Trust and they confirmed the building is in a conservation area. She then contacted TDC Planning whose Enforcement Officer then visited and halted the demolished work as no prior planning permission had been obtained. He then contacted Abellio Greater Anglia (AGA) and told them that they needed planning permission to demolish. The gable end still had to be taken down as it was now deemed unsafe. TDC has to decide whether to ask for the building to be re-instated or the demolition to be completed.

- A new vandal proof steel shelter could replace the old waiting room
- AGA do not need planning permission to install shelters
- AGA said they have tried to rent the building and the one on the opposite platform for a peppercorn rent without success.
- AGA asked if she would like to rent the building. Suggestions for a museum or a community shop were discussed.

Cllr Wright rejoined the meeting.

Clerk to write to TDC and Abellio Greater Anglia to oppose demolition of the building.

A member of the public wanted to know if Great Bentley Doctor Surgery is key in the NHS plans as Cllr Balbirnie has said, why does no one know about it? TDC Cllr Lynda McWilliams also said she knew nothing about it. She meets with NHS England and the CCG and this has not been spoken of. A discussion continued regarding the Great Bentley Surgery.