

**Draft Minutes for
Langham Parish Council (LPC) Planning Committee
12th January 2023 6:30pm**

Present: Cllr Bottwood, Cllr Thorpe, Cllr Freeman
Chris Graves, Tony Ellis

Attendees: Clerk - Carol Harbach
Cllr Armstrong
0 members of the public

20/181 Welcome and explanation and Apologies for absence

Cllr Bottwood welcomed everyone to the meeting.
There were no apologies for absence.

20/182 Declaration of Members Interests

None arose. If any declarations do arise, they can be made during the meeting.

20/183 Agree Minutes from the last Planning meeting held 5th September 2022

These minutes were agreed as a true and accurate copy of events.
Proposed by Cllr Bottwood seconded by Tony Ellis All agreed.

20/184 Matters arising from this meeting

S106 – when money becomes available from Colchester City Council (CCC).
Cllr Bottwood has checked on this and the Unilateral Undertaking funding for the Tennis benches and new lighting at the Community Centre has been collected by CCC.

Container Park at Lodge Lane - the PC have written to the LPA and nothing has come back from the planning officer on the most recent communication. A follow up email will be sent for an update of the situation.

Surya Foods Tendring Planning Application 20/00594/FUL - This application was approved at the Tendring Planning Meeting on 22/9/22. It was decided that benefits to the food and drink distribution sector and job retention marginally outweighed the environmental issues.

The rest of the items are on the agenda.

20/185 Public Open Forum (maximum 10 minutes)

Questions to be noted and answered at the next meeting.
No public present.

20/186 Planning applications

Decisions received from Colchester City Council (CCC)

222383 - Turnpike Close – 2 self-build dwellings – Refused.

The site was outside the village envelope and CCC added other reasons prompted by our own submissions.

222566 - Bumblebee Cottage – extend height of chimney – Approved conditional.

222309 - (Listed building application) - 1 Adelphi Cottage – replacement doors and windows – Approved with minor conditions

220406 - Alefounders House, Park Lane – attic bedroom – Approved conditional.

New Applications received from CCC

191830 – Vistry Homes School Road (application received 20/12/22)

Non-material amendment. To allow foundation works to be completed for whole site without written confirmation from Environment Agency (EA) and

statutory provider that adequate waste water and sewage treatment capacity is available to serve development.

The Developer has requested permission for laying foundations for the complete site (46 homes), agreement has been given to date for half the site. The PC have engaged with the Local Planning Authority (LPA) about this and raised major concerns. The LPA states that it would defend the position that only half of the site could be occupied until it was demonstrated that WRC and Sewerage network capacity exists and building beyond slab (foundation) level for the additional 23 homes would not be acceptable at this time. Nothing has been formally agreed as yet by the LPA.

223086 - Lions Farm Langham Lane Boxted (application received 23/11/22)
Erection of Barn. Consultation expiry 14/1/23.

This seems to be located in Boxted. Not a lot of information available on the portal. No objections identified.

222963-Footpaths 26&29 School Road Langham (application received 23/11/22)
Diversion of Public Footpaths
Notification of a Public Path Diversion Order
Section 109 of Highways Act 1980

Reported at the Parish Council meeting on 11/11/23.

This matter has now been concluded and the diversion has already taken place. A letter had been sent to a resident (this week) to ask for him to withdraw the objection he put in as there would be an ongoing cost incurred by the Planning Inspectorate to review this but the resident will not do this.

222858 Vistry Homes School Road (application received 15/11/22)
Approval of details reserved by condition 31 of Vistry Homes application 191830.
Walking Routes Brochure.

222724 - Glebe House, Rectory Road (application received 31/10/22)
Application to discharge conditions 5, 6, 7, 8, 9, 10, 11 & 12 from listed building consent.
No objections have been made by neighbours.
Listed building comments should be made by the LPA. No Comment from LPC

20/187 **Vistry Homes Ltd Planning Application 191830 update**
Covered under item 20/186
Additional comments regarding S106 contributions for this application are covered under item 20/189.

20/188 **Planning Applications 220595 (Williamsons Developments.) & 221510 (Guy Williamson) updates**
225095 – contact had been made with the planning officer at the LPA and asked why there was no recent update on the planning portal. Apparently, no update will be made to the portal until the S106 agreement has been signed off.
221510 – the planning department are still waiting for the amended plans to come back from the Developer and when these are received, they will inform the PC and a re-consultation will take place

20/189 **S106 Developer Contributions**
CCC has issued an invoice to Vistry for the full amount, which relates to contributions due on 46 homes and the S106 contract cannot be changed as

first occupancy has now occurred. The invoice has been sent as the contract states this is due on first occupancy.

The amount has now also indexed and is considerably more.

Karen Syrett has sent out an email wanting more transparency with Parish Councils regarding S106 procedures. A meeting will be arranged when she is back in the office on 23rd January.

Colchester Association Local Council will also be contacted as they have indicated issues with this process in the past. Cllr Bottwood will contact them both.

Cllr Freeman was asked by Cllr Bottwood if he would take over matters relating to the S106 developer contributions in the future on behalf of the parish council. Cllr Freeman was happy to consider this and a meeting will be arranged between Cllr Freeman and Cllr Bottwood to go through the detail.

Action Cllr Bottwood

It was advised that a full quote for the play area would be submitted to the LPA Parks & Leisure Enabling Officer, indicating the sum that would be requested for the S106 contribution which amounts to £45k.

20/190

Anglian Water update

This has also been covered under item 20/186 in relation to the Vistry Homes planning application 191830.

Sir Bernard Jenkin's office will be contacted to see if they have received a response to Sir Bernard's communication to Peter Simpson the CEO of Anglian Water.

It was agreed that the notes of the last meeting between the PC, Anglian Water & Sir Bernard Jenkin would be sent to the Environment Agency (EA).

This may help to develop the dialogue with the EA. Action Cllr Bottwood

20/191

Tendring Garden Community

There was as scheduled meeting on the 15th December which was cancelled and the next one is the 27th February at 7:30pm taking place at Clacton Town Hall. It was suggested that members of the PC Planning Committee go along to the meeting. Cllr Bottwood and Cllr Thorpe will attend the next meeting.

20/192

East Anglia Green Pylons Project update

Scoping document – The application for the scoping opinion was received by the Planning Inspectorate on 4/11/22 and adopted on 14/12/22.

The PC sent a response to the scoping document consultation on 5/12/22 and it was agreed that this will be placed on the website by Cllr Armstrong.

The next stage, which is another public consultation, will start in the second quarter of 2023.

20/193

Items for the next Agenda

Please give items for the agenda to the Clerk.

20/194

Time and date of next meeting

To be confirmed.

20/195

Closure of meeting

The Chairman closed the meeting at 19:40pm