

**Minutes for remote meeting of**  
**Langham Parish Council Planning Committee**  
**2<sup>nd</sup> March 2021 8pm**

Attendees: Cllr Ellis, Cllr Bottwood, Cllr Thorpe, Carol Harbach minutes.  
Chris Graves sent apologies.  
2 members of the public.

**20/46 Welcome and explanation of how the remote meeting will run.**

**Apologies for absence.**

The last meeting of the committee planned for the 22<sup>nd</sup> February was cancelled as it was not quorate. The meeting today replaces the previously cancelled meeting. Cllr Ellis welcomed everyone to the remote meeting of the Parish Council (PC) and went on to explain the rules of the meeting.

**20/47 Declaration of Members Interests.**

Any declarations of interest will be brought up and declared as they arise on the agenda.

**20/48 Agree Minutes from the last Planning meeting held 25<sup>th</sup> January 2021.**

Proposed by Cllr Thorpe seconded Cllr Bottwood These minutes were then agreed by all.

**20/49 Matters arising from this meeting.**

SEAX and The Oaks, S106 money all covered later on the agenda.

**20/50 Public Open Forum (maximum 10 minutes)**

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

**20/51 New planning applications received to date.**

210168: Land off Langham Lane/Park Lane – an application for an additional agricultural dwelling for P.G. Rix. Objection comment. The proposed dwelling is located outside the settlement boundary in countryside. Other accommodation is available in close proximity to Langham with established dwellings and a recently approved development of 46 new dwellings. The need for personal site occupation is significantly reduced by technological methods for remote security of the site. We also have concerns that the information provided is inadequate to allow the Parish Council to make fully informed comments on this application and are also concerned that this application may be a precursor to further applications for development by the applicant

210171: Land to the rear of Langham Cottage. Objection comment. There is a long and chequered planning history for this whole site, as evidenced by other objections posted on the Council website. The previous application was refused by the Borough Council and the appeal dismissed by the Planning Inspector. This re-submission contains only minor modifications from the previous submission. We therefore endorse the earlier decisions of the Borough Council to refuse the application and that of the Planning Inspector to dismiss the appeal and object to the current application on those grounds.

210300 Cherry Tree Cottage, Park Lane, Langham Colchester CO4 5NN  
Re-submission of 200897: Proposed dormer two and single storey rear extension (replacing existing) and including other alterations. **Objection comment.** Whilst we recognise that modifications have been made to the size and aspect of the proposed dwelling, the reasons for refusal of 200897 still remain and support the comments made by the Parish Council on this application. We therefore reiterate our comments made for 200897.

Clerk to add these to the CBC planning site **Action.**

The council has received information regarding the Public examination of Part 2 of the Local Plan (2017-2033) which covers villages including Langham. These meetings will take place via zoom between Tuesday 20<sup>th</sup> April 2021 and Friday 30<sup>th</sup> April 2021. Langham will come under North Essex on the 2<sup>nd</sup> day Wednesday 21<sup>st</sup> April 2021.

**20/52 SEAX and The Oaks (old building) update.**

Cllr Ellis has contacted Cllr Brown again regarding this and requested if there was anymore information on this matter. It was also mentioned in the email the building is clearly a heritage asset for the village and parts of the property are nationally listed. It is a shame that the main building is not listed as it is both of architectural and historic interest. Cllr Brown has requested information on the sale of The Oaks from CBC and we are waiting to hear back from Cllr Brown. **Ongoing**

**20/53 Update of residents flyer re proposed development**

There have currently been 85(ish) replies received from residents both by post and online. 375 surveys were sent out. These will need to be collated and concluded by the committee before a response is published and given to CBC. The Clerk has distributed these to the committee for analysis. Another survey may need to be sent out when this goes to the next stage of planning, possibly outline or final planning stage.

**20/54 S106 money update.**

Cllr Ellis has been in touch with enablers from CBC and there will be a meeting between CBC and the planning committee at a date to be agreed re S106 monies. The S106 money is likely to be released at the first occupation which is likely to be at end of this year. Procedures of how this happens will be discussed with CBC at this meeting. The available dates have come out from CBC and these dates are being considered by all stakeholders for a mutually convenient date. Hopefully, agreement will be established soon.

S106 money could be sought for the development of the four properties in School Road adjacent to the PC Recreation Ground and any other developments in the village. When the meeting between CBC and the PC has been finalised then a meeting with the Community Centre and Church will need to be arranged. Quotes etc for these agreed S106 items will then need to be obtained. **Ongoing.**

**20/55**

**Items for the next Agenda.**

Any items are to be given to the Clerk.

**20/56**

**Time and date of next meeting.**

Tuesday 9<sup>th</sup> March 7pm

Meeting finished at 8:45pm

Signed .....

Cllr Ellis

Dated .....