

Minutes for
Langham Parish Council Planning Committee
8th July 2021 6:00pm

Attendees: Cllr Ellis (Chairman), Cllr Mansel-Thomas, Cllr Bottwood, Chris Graves
Parish Clerk Carol Harbach (minutes)
0 members of the public.

20/91 Welcome and explanation and apologies for absence.
Cllr Ellis welcomed everyone to the meeting.

20/92 Declaration of Members Interests.
There were no apologies and no members interests registered.

20/93 Agree Minutes from the last Planning meeting held 14th June 2021.

These were agreed to be a true and accurate account.
Proposed Cllr Cllr Bottwood Seconded Chris Graves.
Agreed by all members of the Planning Committee.

20/94 Matters arising from this meeting.

Comments from the planning committee on planning applications were added to the CBC website by the Clerk.
Cllr Bottwood to produce a draft to invite Ardleigh Council representative to be part of the group regarding the Ardleigh interchange conversation with CBC. **Ongoing.**
S106 later on agenda.
Tennis Club – Cllr Emms has contacted Dr Rudge regarding a meeting and two dates have been offered. **Ongoing.**

20/95 Public Open Forum (maximum 10 minutes)
Questions to be noted and answered at the next meeting.
No members of the public present.

20/96 Planning applications
211310 – Mantons, Park Lane, Langham Colchester CO4 5NJ Replace weatherboard like for like; change the colour of the boards from black to cream; install sheep's wool insulation beneath weatherboard.
As this is a listed building, this application will be closely scrutinised. From the Parish councils point of view, we see no difficulties. No objections. This has been added to the CBC website.

20/97 Vistry Homes Ltd
There no outstanding conditions which have been approved according to the CBC website.
There has been a 20% uplift in the planning application numbers which will affect the infrastructure. The PC were informed these were minimum numbers but CBC were not predicting any more development in the village envelope.

20/98

Ardleigh Interchange Update

This had started with a three way dialogue with Lewis Barber, the LHP and the PC. The committee had contacted Cllr Barber regarding the planning application for the distribution depot at the old Ipswich Road and the high volumes of traffic that this will promote in the area. This application now appears to have been dropped or postponed. Cllr Barber was awaiting a response from CBC and Essex Highways to agree to a site visit to discuss the issues.

A meeting had taken between the PC and the manager of Lodge Lane Industrial Estate who would also like to see Ardleigh Interchange become a main area for discussion. Cllr Barber had agreed that this was an important area as well as the infrastructure issues and should be addressed. It was suggested that Ardleigh Parish Council also be included in discussions on the Ardleigh Interchange.

Discussions with ECC have now progressed beyond this area and were also focussing on the “rat run” traffic from Colchester to the A12 and the A134. It was suggested a map was used to show how this effects all the surrounding parishes at the next meeting and the impact that this will have on all concerned.

20/99

S106 projects update

An email has been sent to potential organisations/groups who will be making requests for this money. When responses have been received, they will be reviewed by the planning committee and put forward to CBC. It was stressed that funding is available for new facilities and for improvements and enhancements to existing facilities, not for ongoing maintenance and operation. Responses will be sent to the Clerk who will pass them on to the planning committee.

20/100

Meeting with Sir Bernard Jenkin

Prior to the planned meeting with Sir Bernard Jenkin, a meeting took place between CBC and LPC Planning committee on the 30th June 2021.

On the agenda the items were;

1. Planning Inspector’s examination of ELP – Update.
2. Condition 21 of the Vistry Homes application 191830.
3. Approved and potential applications in excess of CBC Local Plan allocations.
4. Sustainability of facilities etc.
5. S106 agreements relating to recently approved applications

With regard to the Vistry planning application, Simon Cairns of CBC stated there was double lock of the ELP SS9 condition and planning condition 21 has been put in place by CBC to ensure capacity at the Langham Water Recycling Centre is available before building commences. CBC are taking condition 21 seriously and are not impressed with Anglian Water’s stance on capacity issues in Langham. CBC recognised the joint positioning statement that was signed in 2017 which was agreed by CBC, Anglian Water and the Environment Agency.

The PC need to make sure that condition 21 is kept in place and will check regularly to see if AW add anything further to the website.

The electricity substation for the site – Chris Harding stated that this is not unusual and was not too large. It is a brick building and is likely to be passed by Environmental Health and then approved by CBC.

There is a joint agreement by CBC and ECC to look at the Oaks site to consider how best to keep the frontage features of the building if and when development takes place on this site. The PC agreed with this statement.

The timeline for the ELP consultation is in the next six weeks and will probably be available in September, a sustainability survey will take place before this.

The Tennis court expansion is part of a Parish Council initiative and the delay on the Vistry development will have an ongoing effect on the availability of \$106 money being released. With this in mind it may be necessary to look at the project lists for Community Facilities and Parks & Recreation and put forward any possible changes. Discussions with CBC will need to take place regarding this matter. Meetings will be with CBC Catherine Doyle and Steve Collis/David Carter and will need to take place to agree any changes and determine where things stand at the moment.

Action Cllr Ellis to contact CBC members above.

The PC felt this was a worthwhile meeting and it has the backing of CBC on these matters.

As this was the last planning committee meeting that Cllr Ellis will be attending before he retires in August, Cllr Bottwood thanked him for all the detailed and comprehensive work that he had undertaken in the many years that he had been part of the planning and finance committees and also as a councillor.

20/101 **Items for the next Agenda.**
Any items are to be given to the Clerk.

20/102 **Time and date of next meeting.**

To be confirmed.

Signed

Cllr Ellis

Dated