

**Draft Minutes for  
Langham Parish Council (LPC) Planning Committee  
21<sup>st</sup> July 2023 10:30 am Langham Community Centre**

**Attendees:** Cllr Bottwood, Cllr Thorpe, Cllr Freeman, Chris Graves, Tony Ellis.

**Present:** Carol Harbach – Clerk  
3 member of the public

**23/001 Welcome and explanation and Apologies for absence**

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

**23/002 Declaration of Members Interests**

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

**23/003 Agree Notes from the last Planning meeting held 12<sup>th</sup> January 2023**

These minutes were agreed as a true and accurate account of events.  
Proposed by Cllr seconded by All agreed. Approved Cllr Thorpe second Cllr Freeman.

**23/004 Matters arising from this meeting**

Karen Syrett meeting to discuss s106 procedures has taken place. Completed and discharged

An initial meeting between Cllr Freeman and Cllr Bottwood concerning s106 funding has taken place and a further meeting will be tabled.

**23/005 Public Open Forum (maximum 10 minutes)**

Questions to be noted and answered at the next meeting.

St Margarets Cross planning application (230810) - a resident stated that the parish council's response is not on the Colchester City Council website. This will be followed up with the planning officer. Action Cllr Bottwood

A resident asked about the housing numbers in the Local Plan and mentioned there are additional smaller developments around the village which are being accepted by CCC which will put an additional strain on the sewage and water systems.

This has been previously brought up by the parish with CCC but these additional applications are regarded as additional to the agreed Local Plan major projects. The housing figures stated in the Local Plan are regarded as a minimum figure by the LPA.

It was also mentioned by the council that there has been a recent statement from AW which outlines their capacity issues at the Langham WRC, that can be applied to all new applications thus offering a rationale for refusal by the LPA.

A CCC scrutiny committee has been set up to look at infrastructure issues. The parish council suggested that it would be a good idea to arrange a meeting

with the new North Ward Cllr Tom Rowe to discuss planning issues and any other relevant matters.

**23/006**

### **Williamsons Developments' outline planning application 220595**

- Parish Council next steps

The above application had been approved with 29 conditions and some require further clarification particularly conditions 17 and 18 – which were read out. These conditions seem to overlap and it was agreed that clarification would be sought from the planning officer. Cllr Freeman agreed to look at these conditions and make comment on the points to put forward to the planning officer. Further information would be circulated to the planning committee when known.

One of the conditions related to a new footway from Oakview to the east end of the new site. It was thought that it would be sensible to look at the drainage problems at the area to the front of the LCC which was caused by broken underground pipework feeding into the ditch network. The footway excavation work could also be a catalyst for fixing the drainage problem as the pipework could be replaced at the same time. Cllr Bottwood will take this up with Cllr Barber and Cllr Rowe.

Clerk then left meeting.

- Position adopted by the LPA on developer's role in clarifying Anglian Water (AW) capacity issues

It was noted that the LPA had added a similar condition to the one applied to the Vistry Homes project whereby the LPA had placed the onus on the developer to acquire and provide to the LPA written confirmation from the Environment Agency and Anglian Water that adequate wastewater & sewage capacity is available to serve the development. This does not appear to have worked with the Vistry project.

- Lack of agreement to complete Vistry site before work can commence on this site

This particular point does need clarifying as it is unclear what will happen if Vistry delay building or there is no final agreement to move to the full buildout of the Vistry site.

- Content of S106 Contract

There was a full discussion on the s106 contract and the allocation of Community Facility funds. Most of the calculated funding had been allocated to the Men in Sheds charity which operates on the Langham/Boxted border. £55.8k of the total £99.7k had been signed off for this purpose in the s106 Community Facilities contract schedule. The remaining £43.9k was also unallocated although the council had submitted a list of required projects. The agreed position was that the Shed's project was a non-inclusive

operation and should be non-compliant with the rules for project acceptance. It did nothing to alleviate the pressure placed on the existing facilities due to the influx of new families to the village and offered no support to the age ranges of new residents as the Sheds project catered for predominately older males most of which did not live in Langham. The location of the facility was also some significant distance from the site of the new development.

It was agreed that the council would write to Karen Syrett (Lead Officer for Planning and Place Strategy) conveying our concerns and asking for clarification. Action Cllr Bottwood

**23/007 Guy Williamson's full planning application 221510**

- Clarification on Anglian Water (AW) position

It was noted that the Anglian Water submission on this application had not been updated and the original submission had lower flow rates than their new required figures.

- S106 project list (contributions calculated and projects nominated)

S106 projects lists for this application needed to be agreed and submitted before the project is finally approved otherwise we are in danger of no funding being allocated for Langham. Action Cllr Bottwood

**23/008 Current Applications Received**

No new applications had been received

**23/009 Land Adjacent to the LCC car park allocated under the Colchester Local Plan**

- It was agreed that the council should seek confirmation from the LPA that the land adjacent to the LCC carpark was formerly allocated to the parish council as part of the SS9 Local Plan agreement. Cllr Bottwood to initiate
- It was also agreed that following confirmation of the SS9 agreement Malcolm Inkster, the agent for Williamsons Developments, would be contacted to arrange a follow up meeting to discuss the future use of the land by the council. Cllr Bottwood to initiate

**23/010 Pylons Project**

The National Grid event at the LCC had gone off without any major incidents and leaflets were handed out by the lobbying group at the entrance. The council had posted leaflets around the village so that our support for the offshore option was recognized.

Cllr Bottwood asked whether any of the Cllrs present felt we should consider any further action at this point in time to support the Pylons East Anglia lobbying team or initiate any further publicity activity. The feeling was that we had run a successful event at the LCC which attracted over 80 residents

and were continuing to post any relevant online material. Consequently, everyone agreed that there was no further activity required at this time.

The meeting closed at mid-day.

Signed .....

Cllr Bottwood

Date .....