

# District Councillor Monthly Report

## Lawford, Manningtree & Mistley

### January 2020 / February 2020

#### Riverside GP Surgery

As you may be aware a planning application to build a new GP Surgery at Mistley was rejected by Planning Officers on the 21<sup>st</sup> November. This application 19/00336/OUT was submitted by Tendring Farms Ltd, which is essentially City & Country, a development company I'm sure you are all aware of.

This development company has submitted a total of nine separate applications of one sort or another, together with various appeal applications, concerning this land, located at Long Road / Clacton Road in Mistley.

*Their initial planning application to build 300 homes on the Long Road/Clacton Road site was approved on appeal in 2015. A subsequent application was submitted by City & Country to increase the number of dwellings on this site to 485. This application was refused by TDC and was appealed. **The result of that appeal was announced on the 23<sup>rd</sup> December 2019. It is extremely regrettable, but that appeal was allowed.***

Without any consultation with local District Councillors this current application to build what would be a 'Super Surgery' was submitted and then refused by Planning Officers under delegated powers.

In essence, the application sought permission to build a new two-storey 'L' shaped Medical Centre (1,600 square meters of internal space) on approximately 0.5 hectares (1.24 acres) of land in the north eastern corner of the site.

In addition, a new access road would be required from Long Road. The application also sought to provide 54 car parking spaces on the site.

It is proposed that this new facility would replace the Riverside Health Centre (RHC) in Manningtree, which would be decommissioned and removed.

The full detail for refusal can be viewed on the Planning Section of the TDC website. However, there were two significant reasons given:

- The proposed development would impact adversely upon the local Green Gap and its character and would lead to further coalescence of surrounding settlements....
- The proposal is considered to have a negative and detrimental impact on the previously specified open space to be provided as part of the development land.....

**As you would expect, an appeal application against the refusal decision has already been lodged by City & Country!**

Carlo, Val and I were invited to a belated meeting at the Riverside Health Centre (RHC), Station Road, Manningtree on the 16<sup>th</sup> December 2019 to discuss this refusal. Also in attendance were:

- Stuart Clarke, Development Manager from Apollo Capital Projects (employed by the RHC)
- John Hoskyns, Practice GP.
- Melanie Taylor, Practice Manager
- Tim Sargeant, City & Country

No representative from the NHS Clinical Commissioning Group was present.

This was at times a fractious meeting and the dominant participant from the above was Tim Sargeant, who clearly was speaking on behalf of the others.

Their main points were:

- The RHC wished to expand its patient base but was unable to expand its building in its present location, due to it being in a flood plain and there being expensive development costs associated with a drain on the site.
- The RHC lease with the Co-op had expired.
- The RHC wished to be a Training Practice but cannot accommodate more Doctors in the present building.
- The new facility would be closer to Mistley Manor.
- However, it was clearly stated by representatives from the RHC, that if a solution could be found their preferred location would always be in the immediate Manningtree area.

**It is also the view of your District Councillors that there are several reasons this application should not be approved on appeal.**

**Our initial views:**

- **Clearly this proposed building would significantly encroach on the little remaining 'Green Gap' at the front of this site at Mistley. It would be a very dominant two storey building. At our meeting we were told the building would be a 'Super Surgery' occupying around 9,000 square metres.**
- **The provision of the building, together with a new access road, the required staff, visitor and delivery vehicle car parking would totally urbanise this location.**
- **The only access to the new building would be by car. The public transport links to this site would be entirely inadequate, infrequent and impractical.**
- **The new access road from Long Road, Mistley would seriously add to the traffic flows and congestion on that road.**
- **Although there will in time be further residents in reasonably close proximity to this proposed facility, the established patient base would be disconnected. The RHC staff confirmed that a significant proportion of their present patient base reside in Manningtree, adjacent to the present surgery, and in Brantham.**
- **The RHC representatives were keen to emphasise to us that the proposed facility would be nearer to Mistley Manor, a residential care home. However, the elderly patients from this establishment do not currently travel to their Doctor's surgery. For them nothing would have changed. Conversely the mainly elderly patients from Quay Court, Compass Court, Collage Court, Bendalls Court and St Michaels Court in Manningtree would be unable to easily access the GP care as they currently do.**
- **The current RHC is ideally located for a patient to make use of numerous other services and facilities during their visit. The well-equipped pharmacy is next door, as is a supermarket. There is a good selection of shops, a bank, post office, a library, coffee shops etc. all within easy access (walking distance for most).**
- **Due to its distance from much of the established population the proposed facility would have to include a limited dispensary. Would this service undermine the viability of the existing pharmacy in Manningtree? Would this contribute to an erosion of the town's sustainability?**

- **Manningtree and Lawford are link-hubs for public transport. The proposed site is isolated from the existing patient base and established community.**
- **Whilst we sympathise with and support the objective to provide an improved facility, it is our view that alternative sites for a new Health and Wellbeing centre should be explored in the Station Road, Manningtree area.**

**I am however aware that there are differing views held by the three local councils on many matters. Therefore, please give us your opinions.**

#### **Manningtree Railway Station (Lawford)**

**A planning application to convert a storeroom off the railway station platform to a Coffee Kiosk has been submitted. (19/01697/FUL).**

**Due to the levels of public opposition I have formally called-in the application. This application will now be heard by the Planning Committee in the new year.**

#### **TDC Collects Silver Award for Support to Armed Services Personnel**

**A silver award has been bestowed upon Tendring District Council (TDC) under the Armed Forces Covenant Employer Recognition Scheme.**

**The scheme publicly recognises employers' efforts to support defence personnel issues, such as employing reservists and veterans, while encouraging others to do the same.**

**Representatives of the council collected the award at a ceremony last month.**

**Cllr Chris Amos, TDC's Armed Forces Champion, said: "The relationship we have with the Armed Forces is very strong, and to receive this prestigious award is a real honour. It recognises the work our services deliver to support the defence and armed forces communities, both in our own organisation and in the wider district. We will continue to develop this relationship."**

#### **Initial Outline Budget Plans 2020-21**

**An outline budget for Tendring District Council (TDC) went before Cabinet on 20<sup>th</sup> December for an initial review.**

**The proposals will now be examined by an overview and scrutiny committee, before final budget proposals are voted on by Cabinet and then finally by full council, in February 2020.**

**An average council tax rise of £5 is being proposed – which would increase the TDC share of a Band D property's council tax from £167.64 to £172.64.**

The increased income generated would help offset cost pressures, such as the ending of central government funding in 2020, while an annual savings target of £450,000 remains, as part of the ten-year plan.

Carlo Guglielmi, TDC's Cabinet Member for Finance and Corporate Resources, said now central government funding had stopped, it was important the authority remained committed to its long-term plan.

"Four years ago we set out our ten-year financial plan to steer us on a path away from relying on government funding and standing firmly on our own two feet, and I am very pleased that so far down the line we remain on track with this under these proposals," Cllr Guglielmi said.

"Putting together the council's budget is no mean feat, as government income ends but inflation continues to pressure our existing costs; but everyone across the authority has worked diligently to deliver savings to manage this situation while still providing top-class services. I will be commending these outline proposals to my council colleagues and look forward to their input to the process."

#### **Annual Tending District Fear of Crime Survey**

People in Tending are being invited to have their say about their fear of crime.

The Tending Community Safety Partnership (TCSP) is preparing to set its aims and priorities for the coming year.

Based on crime figures and information from partner agencies, including the police, TCSP has identified protecting vulnerable people, tackling anti-social behaviour, acquisitive crime and reducing reoffending as its key priorities.

Now it wants to find out whether the public agrees with those priorities and is offering residents and businesses the chance to help shape the way forward.

Lynda McWilliams, TCSP Chairwoman, said this is an opportunity for the public to have their say.

"Though we have a good idea of what we should be focusing on for the next year, we also want to reflect what the public feel," Cllr McWilliams said.

"They might have different ideas and, if so, we want to listen to those so they can be taken on board. This survey is about giving communities the chance to tell us about their fear of crime."

The on-line survey is quick and simple to complete, and looks at how safe people feel, whether that has changed over the last year, if they or a family member have been a victim of crime, and what they think is the main source of crime in Tending.

To take part visit <https://www.surveymonkey.co.uk/r/7YTXQ5J>

## **Increase in Recycling**

Recycling rates in Tendring increased by more than 12% in the first full month of the new waste service this year. Data from Essex County Council shows that in September recycling was at 41.8% - compared to 29.0% for the same month in 2018.

Tendring District Council (TDC) introduced a new waste service in June this year, with the majority of houses moving from weekly collections of unlimited black sacks to a fortnightly collection of a single wheelie bin – with side waste only allowed for larger households or those with additional waste needs.

The roll-out took ten weeks to complete, meaning September was the first month the whole district was on the new system.

Food waste collections rose 186% (from 119 tonnes to 340 tonnes), plastic and can collections went up by 34%, and glass collected at local bottle banks increased by 46%.

There was also a corresponding drop in residual black bag/bin waste, which fell 28% from 2,811.5 tonnes in September 2018 to 2,013.9 tonnes in September 2019.

Michael Talbot, TDC Cabinet Member for Environment, said the results were fantastic – but he hoped more was to come.

“Our new waste service was brought in to keep the cost of the contract manageable, to improve people’s service with the introduction of bins, and to tackle our low recycling rates,” Cllr Talbot said.

*\*\*The significant increase in recycling clearly indicates that there was a general apathy towards recycling before the introduction of the new collection arrangements. These improvements are to be welcomed and any reduction in waste going to landfill is to be celebrated.*

*However, all of us need to be more concerned about the waste generated in the first place. The 340 tonnes of food waste collected for recycling represents a massive over-purchase of food, by all of us.*

*The huge increases in plastic waste collected so far, will be dwarfed by the tonnage collected after Christmas.*

*Increases in recycling are essential, but we must all take responsibility, whenever we can, to reduce the waste generated in the first place. The collection and transportation of waste by TDC and the processing of waste by ECC results in considerable carbon emissions. \*\* Alan Coley (Chairman – TDC Climate Change Working Party)*

## **Support for Garden Communities**

**“Wholehearted support” for plans to create garden communities in north Essex has been reaffirmed by the Leader of Tendring District Council (TDC).**

**Cllr Neil Stock OBE, TDC Leader, has written to the Planning Inspector overseeing the examination of TDC’s Local Plan Part 1 to welcome him back to North Essex as the Local Plan Examination resumes in the New Year.**

**TDC submitted a joint Part 1 to its Local Plan alongside Colchester Borough Council and Braintree District Council – with support from Essex County Council – setting out the overall vision for housing growth up until 2033 and beyond.**

**This included plans for three new garden communities, and after a request from the Planning Inspector following the first round of examination hearings local authority officers have complied further evidence to support the proposals.**

**This additional evidence went out to public consultation, and the results were sent to the Planning Inspector. These will be examined from January by the Planning Inspector in further public hearings.**

**In his letter, Cllr Stock sets out not only his support for the Local Plan but also that of the whole of TDC – which voted unanimously in August to back the new evidence and the way ahead – and the “close partnership working” between the councils and support from Treasury with funding for the project.**

**He said: “It is with a huge amount of positivity and optimism that I welcome your return to North Essex in the New Year... [and] I am writing to you ahead of the examination hearings... to lend my wholehearted support to the vision for future long-term growth set out in the emerging Plan and the proposals for three new comprehensively-planned Garden Communities.**

**“I am confident that you will find the additional evidence prepared by officers and specialist consultants helpful in addressing your previous concerns and help the North Essex Authorities work towards the formal adoption of the new Plan.”**

**Addressing that work has been underway since 2007 on adoption of a new Local Plan for Tendring, Cllr Stock added: “Through all the trials and tribulations, we have a Plan that gets the balance right, and which provides certainty for residents and businesses, whilst also considering the potential environmental effects, not only up to 2033 but beyond through the Garden Community proposals. It sets out a positive and ambitious programme of growth for North Essex which is fully in line with government thinking and I strongly encourage you Sir, through your deliberations, to endorse the**

additional evidence that has been prepared and to find the Strategic Section 1 Local Plan for North Essex sound.”

Cllr Stock also reiterated the significant, positive step forward achieved when Government funding announced in the summer towards a new link road between the A133 and A120 and Rapid Transit System scheme – part of the infrastructure to support sustainable house building.

### Pride of Tendring Awards

Your District Councillors collectively submitted nominations this year and I'm pleased to report that all our nominations were accepted. The local awards are listed below:

#### ❖ Bob and Richard Horlock

Born and bred in Mistley, from a well-established local family, brothers Bob and Richard Horlock spent their working lives as teachers and, since they retired, have given countless un-paid hours to the parish. Richard served on Mistley Parish Council for many years before his retirement, and Bob has been involved in many local issues – especially adding new definitive footpaths to the network – and is now the voluntary Tree Warden.

Between them they have always helped to make the parish look its best; from a new coat of paint to litter picking and much more. It is impossible to put a figure on the amount of community work these two special people have done for Mistley.

Every village needs a Richard or a Bob. We are lucky to have them in ours.

#### ❖ Trevor and Donna Mills

Mistley residents Donna and Trevor Mills, a former staff member at Highfields Primary School, Lawford, and Tendring District Council Open Spaces manager respectively, have dedicated their spare time over many years to Mistley Cricket Club. The club has prospered and grown over the years thanks, in many respects, to the efforts of these two special people.

The quality of the pitch is much envied by the wider cricket community (Trevor treats it as part of his family). Adjacent to Mistley Cricket Ground is the Welcome Home Field, a memorial to those local soldiers who did not come home after the wars. Trevor spent many months establishing another cricket pitch on the Welcome Home from what was a meadow. The pitch is now well established and used for all forms of cricket.

Donna has been running the catering at Mistley Cricket Club for many years, organising sandwiches, cakes, buffets, and even funeral wakes, as well as the bar entailing stock takes, cash floats and more. The place is always spotlessly clean and always a pleasure to walk in to.

The cricket club is very lucky to have this great husband and wife team, who have tirelessly looked after its well-being.

❖ John Hall

Since his retirement from his position as CEO for the Essex Wildlife Trust, John quickly became involved with Little Pumpkins Preschool and Lawford C of E Primary School. He has given so much of his time by regularly working with the children in planning their garden areas, talking about planting and growing, and to talk to the youngsters of the wonderful wildlife in the district.

John cares passionately about his environment and has been busy building his own Eco-House with his family. His many hours of research have also benefitted the whole community in developing credible opposition to some large housing applications. John is considered a true local hero, who thoroughly deserves recognition.

Alan Coley – District Councillor

02 January 2020

District Report on Behalf of:  
Alan Coley, Carlo Guglielmi & Val Guglielmi

**In an emergency which requires TDC's assistance residents can contact the council's Control Centre on 01255 222022, available 24/7.**

**General Information: If anyone witnesses any fly tipping occurring, please contact TDC's Waste Management Team on 01255 686768.**