



MANNINGTREE TOWN COUNCIL

APPROVED

**Minutes of the Planning Committee Meeting
held in the Community Room on
Thursday 14th December, 2017 at 7:15 p.m.**

Present: Cllr. R. Stocks (Chair) Cllr. L. Lay-Flurrie
Cllr. M. Taylor Cllr. J. Charlesworth
Cllr. H. Jones

In attendance: Mrs L. Djuve-Wood (Clerk)

1). Apologies for Absence

Apologies were received from Cllrs. M. McClarnon and S. Richardson.

2). Minutes of the previous meeting

RESOLVED that the minutes of the meeting held on 19th October 2017, having been circulated previously, be approved as a correct record and signed by the Chair.

3). Declarations of Interest

There were none.

4). Matters arising from previous Planning Committee Meeting

Cllr. Stocks had made a site visit to 70 South Street and had made a delegated decision to inform TDC that the council has no objections to planning application No. 17/01758/TCA, 1. No. Eucalyptus – fell.

5). To report any planning decisions received since the last meeting

Cllr. Stocks reported that the following planning decisions had been made since the last meeting:

- a) Application Ref. No. **17/00789/FUL**, Replace window between main bedroom and rear flat roof with a door and windows either side to provide access to flat roof, roof to be resurfaced and railings added around flat roof, 53 Brook Street, Manningtree, refused on 1st November, delegated decision.
- b) Application Ref. No. **17/01758/TCA**, 1 No. Eucalyptus fell, 70 South Street, Manningtree, approved on 7th November, delegated decision.
- c) Application Ref. No. **17/01562/FUL**, First floor rear / side extension with alterations, 51 South Street, Manningtree, approved on 9th November, delegated decision.
- d) Application Ref. No. **17/01479/FUL** and **17/01480/LBC**, Alterations and extensions of existing vacant bank premises, to provide a retail unit and change of use to multi-residential accommodation (1 retail unit, 6 flats and 1 house), 2 High Street, Manningtree, approved on 10th November, delegated decision.
- e) Application Ref. No. **17/01664/FUL** and **17/01665/LBC**, Change of use of first floor offices to two flats, First Floor, 25 High Street, Manningtree, approved on 20th November, delegated decision.
- f) Application Ref. No. **17/01855/TCA**, T1 Yew, T2 Beech, T4 Sycamore - fell, Hill House, 54 South Street, Manningtree, approved on 21st November, delegated decision.
- g) Application Ref. No. **17/01631**, Single storey side / rear extension, Hillside, 23 Colchester Road, Manningtree, approved on 21st November, delegated decision.
- h) Application Ref. No. **17/01892/TCA**, 1 No. Ash – fell to ground level and remove stump, Cotswold House, Mill Lane, Manningtree, approved on 28th November delegated decision.

6). To discuss Planning Application No: 17/01950/OUT, Outline application for the erection of 110 dwellings with public open space, landscaping, sustainable drainage system, and vehicular access point from Grange Road. All matters reserved except for means of access, Land at Grange Road, Lawford

RESOLVED that the District Council be informed that the council strongly objects to the planning

application for the following reasons:

1. Overdevelopment - the number of new builds already agreed in the area already far exceeds the requirements of the local plan;
2. Infrastructure – traffic in the area has increased a great deal in the last year and this development will increase traffic on Cox’s Hill and the surrounding area even further. The railway underpass which sits on the main route (A137) through Lawford and surrounding villages and connects Essex to Suffolk is already creating bottlenecks as hundreds of cars pass through on a daily basis;
3. Railway infrastructure – it appears that this has not been given much thought. The commuter trains from Manningtree are already over capacity during the rush hour as it is and we suspect this development will add to that. In addition, commuter parking is already proving a problem for the area with not enough parking provision at the station as it is;
4. Health services - We note that NHS England have commented that the development proposal would further overload the existing GP provision and that no provision has been provided for contribution;
5. Direct access to the site is limited;
6. The local schools are already oversubscribed.

Action: Clerk

7). Any other planning applications received after the agenda was issued

There were none.

8). Any other planning matters

There were none.

There being no further business Cllr. Stocks closed the meeting at 7.29 p.m.

Signed..........

Dated.....15.2.18.....