



MANNINGTREE TOWN COUNCIL

APPROVED

**Minutes of the Planning Committee Meeting
held in the Community Room on
Thursday 19th April, 2018 at 6:30 p.m.**

Present: Cllr. R. Stocks (Chair) Cllr. L. Lay-Flurrie
Cllr. M. Taylor Cllr. M. McClarnon
Cllr. S. Richardson

1). Apologies for Absence

Apologies were received from Cllrs. J. Charlesworth and H. Jones.

2). Minutes of the previous meeting

RESOLVED that the minutes of the meeting held on 15th February 2018, 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

The clerk reported that the council had received a letter from TDC's Planning Department in response to their letter regarding the delay in the delivery of the Local Plan. The council's concerns are being investigated and a proper reply will be received in due course.

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. **18/00158/NMA**, Non Material Amendment to 16/01539/FUL - change a circular window to a rectangular window, Clarisa, Mill Lane, Manningtree, **Approved**, delegated decision, 19/02/18
- b) Application Ref. No. **18/00138/TCA**, 1 No. Maple - reduce, Forge House, Alma Square, Manningtree, **Approved**, delegated decision, 20/02/18
- c) Application Ref. No. **18/00225/TCA**, Fruit tree (T1) - 30% crown reduction to clear telephone cables, The Green, South Street, Manningtree, **Approved**, delegated decision, 12/03/18
- d) Application Ref. No. **18/00062/FUL**, Change of use from shop (A1) to coffee shop and wine bar (A3/A4), 17 High Street, Manningtree, **Approved**, delegated decision, 28/03/18
- e) Application Ref. No. **18/00349/TCA**, Large Sycamore - fell. Small Sycamore - pollarded stump - fell, Hill House, 54 South Street, Manningtree, **Preservation Order created**, delegated decision, 10/04/18

6). To discuss Planning Application Ref. No: 11/00532/OUT, Erection of 75 dwellings in conjunction with provision of public open space at Trinity Park. - Land off Trinity Road Trinity Road, Mistley

RESOLVED that the District Council be informed that the council strongly objects to the planning application for the following reasons:

- Overdevelopment - the number of new builds already agreed in the area already far exceeds the requirements of the local plan;
- Infrastructure – traffic in the area has increased a great deal in the last year and this development will have a big impact on traffic along Trinity Road and also Cox's Hill and the surrounding area;
- The railway underpass which sits on the main route (A137) and connects Essex to Suffolk is already creating bottlenecks as hundreds of cars pass through on a daily basis;
- Railway infrastructure – the commuter trains from Manningtree are already over capacity during the rush hour as it is. In addition, commuter parking is already proving a problem for the area with not enough parking provision at the station;

- Health services - the development proposal would further overload the existing GP provision;
- The local schools are already oversubscribed;
- Health and Safety – the pavements along Trinity Road are extremely narrow. **Action: Clerk**

7). To discuss Appeal made to Secretary of State for Planning Application Ref. No: 14/01863/FUL, Change of use of ground floor of property from a public house to residential to enable the entire property to be used as a residential unit, The White Hart, 9 High Street, Manningtree

RESOLVED that the clerk inform the Planning Inspectorate that Manningtree Town Council objects to this planning application as it is against the loss of a business which is a primary frontage of the High Street. Indeed, if TDC had had an adopted local plan then a primary frontage building of the High Street would have been protected and as such could not be converted to a residential building. The building is a historical Grade II listed building in a conservation area and anyone who buys such a building has a duty of care to its heritage and history.

Action: Clerk

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

There were none.

9). Any other planning matters

There were none.

There being no further business Cllr. Stocks closed the meeting at 6.47 p.m.

Signed..........

Dated.....¹⁷~~17~~ 5 18.....