

Newport Parish Council Planning and Environment Committee

Minutes of the Meeting held at 7.30 p.m. on Monday, 20th July, 2009 at Church House, Newport

Present:

Cllr T. Denyer	(TD)	(Chairman)
Cllr P. Arscott	(PA)	
Cllr M. Bowker	(MB)	
Cllr A. Johnson	(AJ)	
Cllr J. Rose	(JR)	
Cllr A. Yarwood	(AY)	

In attendance:

C. Griffin	Clerk
M. Groborz	Rural Housing Enabler, RCCE
S. Walker	UDC

P043 Election of Chairman

Cllr T. Denyer was elected Chairman for the year 2009/10.

Proposed: AJ Seconded: AY All agreed.

P044 Election of Vice-Chairman

Cllr A. Yarwood was elected Vice-Chairman for the year 2009/10

Proposed: TD Seconded: AJ All agreed

P045 Apologies for absence

Apologies were received from Cllr L. Baillie, Cllr M. Sell and Cllr C. Gilbank.

P046 To receive any 'personal' or 'personal and prejudicial' interests relating to items on the Agenda

The following personal interests were declared: AY in P047, P048, P055 and planning applications UTT/0558/09/FUL and UTT/0692/09/FUL, and personal and prejudicial interest in P052; PA in P057; JR in P048 and P055, and planning application UTT/0588/09/FUL; AJ in P057; TD in P057.

P047 To discuss the results of the Housing Needs Survey carried out by the Rural Community Council of Essex with Moira Groborz of RCCE and Sophie Walker of UDC

Moira Groborz advised that although the response to the survey was low there was a high support rate (83%) from the households that replied. Over 30 residents are in need but as 34 properties were proposed a further development will not be supported at the moment.

Moira went on to explain that Flagship Housing Association and Hastoe Housing are in the same partnership and can share information with UDC. Hastoe currently have 64 people on their waiting list. It has therefore been proposed that Flagship take part in the next Open Day that Hastoe are planning for March 2010. It is anticipated that the Hastoe scheme will be occupied in approximately two years time and this would be a good time to reassess the need.

It was agreed that this is a long term initiative and it is important to have a good mix of properties to meet the needs of the community for the long term.

Other comments made during the discussion were:

- The Hastoe scheme in Frambury Lane has been held up because of the change of use of the bridle path and the timing of the installation of the drainage system across the recreation ground.
- Provision will have to be made within the Flagship scheme for a new pedestrian crossing and footway on Cambridge Road.
- The Flagship shared-ownership scheme is much more flexible than the RHT scheme.
- The 106 agreement sent to Flagship must stand.
- Flagship will look into the possibility of an extension to Bowker Close.

The PC will include an article in the December newsletter advising residents that the Flagship scheme will be significantly later than the Hastoe development.

Moira will re-examine the numbers after the Open Day and keep the PC informed.

P048 To receive a report on the meeting with Uttlesford District Council on 10th July 2009 concerning the piece of land between Frambury Lane and Cherry Garden Lane

Following discussions at the last Full Council meeting AY reported on the meeting held with Ros Millership, Roger Harborough and Suzanna Clarke of UDC.

UDC has advised that there is an urgent need across the district for housing for disabled people with specific needs. Plans have been drawn up for this site and another site in Newport and these were shown to members. It is proposed that Flagship would build these properties.

If the new Youth Club and Scout Hall is approved, UDC would be agreeable to the PC making better use of the land at the recreation ground for car parking, but have pointed out that double width access and a footway would be required. Discussions have already been held with the Primary School to ascertain the exact location of their boundary. To be included on the agenda of the next Full Council meeting.

It was agreed that car parking in the village has got to be addressed and alternative sites for a car park will be investigated by the Traffic Management Group when they next meet.

P049 Public participation session (15 minutes available if required)

No members of the public present

P050 To approve the Minutes of the Meeting held on 28th April, 2009

Resolved that the Chairman should sign the minutes as approved.

Proposed: AY Seconded: AJ All agreed

P051 To receive an update on Planning decisions and Appeals**UTT/0334/09/FUL**

Applicant: Newport Free Grammar School

Proposal: Internal works to form a classroom and alteration to toilets

Comments: None

UDC: Conditional approval

UTT/0342/09/FUL

Applicant: The Old House

Proposal: Replacement single storey rear extension

Comments: None

UDC: Conditional approval

UTT/0343/09/FUL

Applicant: The Old House, High Street

Proposals: Replacement single storey rear extension. Internal alterations.

Comments: None

UDC: Conditional approval

UTT/0399/09/FUL

Applicant: Hill View, London Road

Proposals: Loft conversion with dormer windows to front and rear elevations

Comments: None

UDC: Conditional approval

UTT/0422/09/FUL

Applicant: Mrs. V. Palmer, Sparrows Hill Livery, Sparrows End

Proposal: Certificate of Lawful use for occupation of a dwelling restricted by condition to someone employed or last employed in agriculture, but actually occupied from 1985 – 2005 (20 years) by Mrs. Nellie Rutherford who had no connection with agriculture, either personally or by marriage

Comments: None

Application withdrawn

UTT/0424/09/FUL

Applicant: Mrs. V. Palmer, Sparrows Hill Livery, Sparrows End
 Proposal: Removal of condition C90B (The livery use hereby permitted shall not be operated other than by a person or persons who reside in the adjacent dwelling known as Sparrows End Farm) planning permission UTT/0677/96/FUL refers.
 Comments: None
 Application withdrawn

UTT/0448/09/FUL

Applicant: The Maltings, Station Road
 Proposal: Demolition of existing detached store shed and extension, erection of new malting style building containing five flats with garaging on the ground floor, erection of three houses, conversion of part of existing building to six maisonettes, re-furbishment of existing office units including erection of single storey rear extensions, external alterations, layout of parking, landscaping and all ancillary works.

Comments:

- The new South range is in close proximity to Berwyn House and Buriton House and the height of the proposed building is overbearing and will lead to loss of light and privacy.
- The new windows at the rear of the existing North range will overlook the houses in Pond Cross Farm leading to loss of privacy due to this being used for residential rather than commercial use.
- The three new Town houses are extremely close to the river and there is very little amenity land for these properties. The area is liable to flood and we understand from the developers' representative, Mr. Hunt, that no soil investigations or test borings have been carried out. The rear of these properties will overlook the gardens of the houses on the north side of Station Road.
- The access road into the site is inadequate for large emergency service vehicles and refuse collection vehicles. The entrance sight lines are inadequate and there is insufficient space for two vehicles to pass. Some of the proposed car parking arrangements are unacceptable especially for the disabled where two vehicles are "backed up" in a restricted area. Pedestrians using the Station, especially school children, could be in danger from the poor sight lines.
- The new path to the west of Buriton House passes next to their living accommodation and clear glazed windows which will lead to loss of privacy for the residents.
- This development is in the Conservation area and conservation area policy must be compromised by these plans.
- This development is on a flood plain and over development of the site is unacceptable.
- The area was originally designated as a commercial area within Newport but, as under this proposal it would become a mixture of commercial/residential, businesses would possibly be reluctant to take up occupancy.

Three further concerns are:

- Over development of the site
- The extra SW water drainage into the River Cam.
- Any piling necessary for the proposed new building could affect Berwyn House and Buriton House as it did when the three houses adjacent in Station Road were built recently.

P052 To receive an update on the planning application for the Maltings following discussion at the Full Council meeting in July

The Chairman advised that following the last FC meeting the meeting, requested by City & Country, with the Chairman of the PC and Chairman of the Planning Committee was cancelled. The Chairman subsequently received an email from City & Country and he reported on this.

As City & Country were unable to attend this meeting they have been invited to the next Planning Committee on 21st September. It was agreed that the residents who attended the meeting in April should also be invited.

P053 To receive an update on the planning approval for The Links

Following the last meeting, Clerk contacted UDC and obtained a copy of the Planning Officers report. In view of the comments in the report, Clerk will raise at the next Quality Council meeting as the PC still feel the points made in their response to the application have been ignored.

P054 To consider planning applications received

UTT/0588/09/FUL

Applicant: Newport Free Grammar School, Bury Water Lane
 Proposal: Formation of new internal wall
 Comments: None

UTT/0596/09/FUL

Applicant: Mr. A. Phillips, Queens Court, High Street
 Proposal: Change of use from business to residential
 Comments: None

UTT/0548/09/FUL

Applicant: Mr. N. Bishop, Willow Chase, London Road
 Proposals: Erection of new dwelling
 None: Outside development limits.

UTT/0652/09/FUL

Applicant: Mr. S. Pryke, Long Common, Debden Road
 Proposals: Erection of two storey side extension, single storey rear extension, extension to garage.
 Comments: None

UTT/0768/09/FUL

Applicant: Mr & Mrs Emanuel, 8 Church Street
 Proposal: Two dormer windows to rear elevation.
 Comments: Dormer windows are not in keeping with Conservation Area, roof lines and other properties. Will overlook other properties.

UTT/0692/09/FUL

Applicant: Mrs. C. Griffin, Newport Parish Council
 Proposal: New Youth Club and Scout Hall to replace existing
 Comments: None

UTT/0851/09/FUL

Applicant: Mr & Mrs Bond, Little Rising, London Road
 Proposal: Proposed first floor extension to side and two storey extension to rear – enlargement of chimney, amendment to UTT/1957/08/FUL
 Comments: None

UTT/0837/09/FUL

Applicant: Mr & Mrs Dormon, The Old Vicarage, High Street
 Proposal: Demolition of existing garage. New garage with Studio (Amendment to previously approved scheme UTT/1254/03/FUL)
 Comments: The proposed new garage/studio should be for non-residential and non-commercial use. Building materials to be in keeping with Conservation area.

P055 To note the current situation on the Affordable Housing scheme in Frambury Lane

Clerk reported that Hastoe are still endeavouring to set up a meeting with ECC (Highways) regarding the bridleway. Mrs. J. Detnon, Newport Primary School, would like to be involved in this meeting. Clerk will advise as soon as details are available.

P056 To receive a report on the UDC Planning Workshop held on 20th April

JR attended the Planning Workshop on 20th April. He suggested that in view of the fact that we are faced with an imminent Swine Flu epidemic he felt the PC should consider preparing a statement giving advice to residents.

AY pointed out that the PC has an Emergency Plan for emergencies that occur in Newport but the duty of care for this issue lies with the Health Authority not the PC. It would also be inappropriate for the PC to issue communications giving advice as this could lead to confusion.

It was decided that, if the situation escalates, and events have to be cancelled then the PC would have to issue a statement, but a decision cannot be taken at the moment.

P057 To receive a report from the Traffic Management Group

Dist. Cllr P Wilcock's response was noted but the Chairman pointed out that when the PC met with ECC a compromise had to be reached.

It was agreed that a further meeting of the group should be set up in the next few weeks. In the meantime, the Clerk will contact ECC to ascertain whether any progress has been made on the footpath on the southern side of Bury Water Lane.

AY will be reporting on the issues discussed with Sean O'Hagan, NFGS, at the next Full Council meeting.

P058 To receive an update on Flooding issues

Clerk will contact Mike Bodell at the Environment Agency for a progress report.

P059 Items for next Agenda

AY to report on the current situation regarding the planning application for the Youth Centre and give an update on funding for the new building.

To discuss the revised drawings for the Maltings with Simon Vernon-Harcourt, City & Country.

To receive an update on the Affordable Housing scheme at Frambury Lane.

P060 To discuss any other Urgent matters of interest to the Parish

P060.1 PA reported that the VHTMC would like to either lay a drainage pipe across the Common to the river or dig a soak away on the Common. This will be included on the agenda of the next Full Council meeting.

P060.2 JR reported that some of the NFGS students have damaged the flood defenses at Bridge End. This has been reported to the School and they are dealing with it. The Chairman advised that, following the visit of the Environment Agency, the current barrier has to be removed and replaced with concrete sandbags. JR also suggested improving the signage on the bridge, but AY pointed out that this would have to be handled by Network Rail.

P060.3 AJ advised that the final draft of the next PC News would be ready on Wednesday, 22nd July. JR to request 'photos of the Fete from the Walden Local.

P060.4 Clerk reported that a complaint has been received because residents of Cherry Garden Lane were not advised of the resurfacing work currently being carried out in Frambury Lane. This has been reported to ECC.

P060.5 Clerk reported that during a conversation with Mr. Brown of Riga he mentioned that a planning application would be submitted in the not too distant future for a new dwelling on the area of land, which has been fenced off, in Frambury Lane. He has some rough plans and will send these if the PC would like to view. Clerk will request these for the September Planning Committee meeting.

P060.6 It was agreed that the Planning & Environment Committee and Facilities & Amenities Committee should be re-defined at the next Full Council meeting.

P061 Date of next meeting

The next meeting of the Planning & Environment Committee will be held on Monday 21st September at 7.30 pm at Church House.

The meeting closed at 9.25pm

