

Newport Parish Council Planning and Environment Committee

Minutes of the Meeting held at 7.30 p.m. on Monday, 18th January, 2010 at Church House, Newport

Present:

Cllr T. Denyer	(TD)	(Chairman)
Cllr P. Arscott	(PA)	(from P007)
Cllr M. Bowker	(MB)	
Cllr C. Gilbank	(CG)	
Cllr A. Johnson	(AJ)	
Cllr A. Yarwood	(AY)	

In attendance: C. Griffin Clerk

P001 Apologies for absence

Apologies were received from Cllr J. Rose and Cllr M. Sell

P002 To receive any 'personal' or 'personal and prejudicial' interests relating to items on the Agenda

AY declared a personal interest in P008 and P009, and personal and prejudicial interest in planning application UTT/1599/09/FUL and UTT/1690/09/FUL.

P003 Public participation session (15 minutes available if required)

No members of the public present.

P004 To approve the Minutes of the Meeting held on 16th November, 2009

Resolved that the Chairman should sign the minutes as approved.

Proposed: AY Seconded: AJ All agreed

P005 To receive an update on Planning decisions and Appeals UTT/01365/09/FUL

Applicant: Mr & Mrs C. Le Doux, for 3, The Maltings
 Proposal: Change of use from B1(Business) to B2 (General Industry)
 Comments: As there are residential properties in the immediate vicinity consideration should be given to cooking smells, noise and restriction of hours
 UDC: Conditional approval.

UTT/1405/09/FUL

Applicant: Mr. S.Vernon-Harcourt, City & Country, for The Maltings, Station Road.

Proposal: Demolition of existing detached store shed and extension, erection of 6 houses, conversion of part of existing buildings to 6 maisonettes, alterations to existing office units including erection of single storey rear extensions, external alterations, layout of parking, landscaping and all ancillary works.

Comments:

- 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 be reluctant to take up occupancy.
- The scheme would amount to over development of the site.
- The developers claim that the letting level has never exceeded 60% and is currently less than 50%. However, the terms are not attractive and units do not compare well in terms of accommodation with others in the district. This has resulted in a number of tenants vacating the site and relocating outside Newport on more favourable terms. Likewise, potential tenants have been deterred from occupying the Maltings because of this, and the lack of appeal of a mixed development.
- The whole of the development is on a flood plain and over development of the site will increase the risk of flooding.
- The proposed new dwellings are extremely close to the River Cam and a 3.6M wide strip would be required for river maintenance.
- The proposed scheme would cause a considerable increase in surface water and would put extra pressure on the River Cam and the foul water will impact on the sewage system (see Water Report prepared for the additional homes study)
- The proposed allocation of car parking spaces is inadequate. In addition, there is no visitor parking shown.
- Tandem parking for the commercial premises is unacceptable and is unlikely to comply with the ECC parking standards.

UDC has advised that the above application will be discussed at the next Development Control Committee Meeting.

P006 To consider planning applications received**UTT/1562/09/FUL**

Applicant: Newport Business Association

Proposal: Installation of Community use Emergency Defibrillator to external wall

Comments: Defibrillator should be located on the other side of the window adjacent to the Pharmacy Shop Window. Out of keeping with the Conservation Area.

UTT/1599/09/FUL

Applicant: Mr & Mrs A. Blatt, Monks Barn, High Street
 Proposal: First floor rear extension. Internal alterations
 Comments: The building materials and finishes should be consistent with the existing barn.

UTT/1681/09/FUL

Applicant: Newport County Primary School, Frambury Lane
 Proposal: Front extension and canopy, low retaining wall.
 Comments: None

UTT/1690/09/FUL

Applicant: Mr. Blatt & Mrs. Bonnington, Monks Barn, High Street
 Proposal: Conversion and extension of garage to Studio/Office
 Comments: All materials should be in keeping with the Conservation Area. Studio/Office should not be used for living accommodation.

P007 To review the monthly schedule from UDC Enforcement Team

Clerk reported that the following cases are under investigation:

ENF/302/09/B Land between Eastwood and Belmont House, White Horse Lane. Large wooden structure erected.

ENF/221/08/B Holmwood, Whiteditch Lane. Second access point created without consent. Riding stables may not have consent.

ENF/130/08/B The Turigs, Cambridge Road. Breach of Planning application UTT/0708/08/FUL.

ENF/125/08/B High Street. Massive amounts of air conditioning units to rear of building.

Clerk will contact the Enforcement team and ascertain the current situation on the cases that have been outstanding for a considerable time

P008 To receive an update on the planning application for 34 Affordable dwellings at Frambury Lane

Clerk reported that the answers to the questions, discussed at the last Full Council meeting, have been sent to Hastoe's Consultant. The letter from ECC relating to the bridleway has been circulated to all members. Hastoe's Solicitors have requested information from the Recreation Ground Title Deeds and permission has been given for them to contact the PC's Solicitor's direct.. Clerk has contacted Moira Groborz, RCCE, regarding the Cambridge Road affordable scheme and is awaiting a reply.

P009 To receive an update on the on the Planning Application UTT/1405/09/FUL for The Maltings, Station Road

Awaiting confirmation that the application will be discussed at the UDC Development Control Meeting. Clerk will advise date as soon as possible. Chairman to attend.

P010 To receive an update on the Village Plan

AY advised that the questionnaires have been analysed and the Village Plan group will be meeting in February to discuss the draft drawn up by the Chairman, Berenice Smith. As soon as this has been finalised it will be presented to the Parish Council before being submitted to UDC for approval. Finally this will be circulated to every household in the village. A further update will be given at the Full Council meeting in March.

P011 To receive a report on the North Area Community Forum Meeting held on 14th January

Unfortunately members present were unable to attend. Clerk has spoken to a member of Elsenham Parish Council and he will be sending a copy of the presentation given by Mr Peter Massey, ECC Highways. This will be circulated as soon as possible.

P012 Items for next Agenda

To receive an update from JR on the planning application for the Defibrillator.
To receive an update on the planning application for the Maltings

P013 To discuss any Urgent matters of interest to the Parish

P013.1 AY reported on a meeting with Dorrington's agents concerning the PC office. Proposals should be submitted within the next two weeks.

P013.2 AY reported on a meeting with a representative from the Essex Youth Trust and gave an update on the funding applications for the Youth Club. Quotations are being obtained for the building and a further meeting of the Steering Group will be arranged in the next three/four weeks.

P013.3 PA reported concern regarding surface water discharge into the ditch at Bury Water Lane. Clerk will contact the Building Regulations Department at UDC.

P013.4 AJ reported that the new path in Bury Water Lane has not been completed as it has not been linked to the School entrance. Clerk to write to David Wilson Homes and request that they reinstate the verges before they leave the site.

P013.5 Clerk reported that the PC Emergency Plan will be updated in April.

P013.6 Clerk reported that further complaints have been received regarding parking on the pavements in the High Street.

P014 Date of next meeting

The next meeting of the Planning & Environment Committee will be held on Monday 15th March at 7.30 pm at Church House.

The meeting closed at 8.50 pm

