

MINUTES

Great Maplestead Parish Council Meeting held on Monday 28th November 2022

Present. Cllr.M.Elms(Chairman).Cllr.S.Last.Cllr.P.Haylock.Cllr.I.Johnson.Cllr.J.Newton.
Cllr.S.Harris. Cllr.P.Maile. Mrs.A.Crisp – Clerk. Members of the Public 2.

1. Apologies and reasons for absence – None

2. Declarations of Interest – Cllr.J.Newton - Agenda Item 5.1.1 Bennetts Farm, Dynes Hall Road & 5.1.2 Chifneys, Lucking Street. Non-Disclosable Pecuniary Interest.

3. Public question time

No questions or comments raised

4. Business Items

4.1 **Village Playing Field Working Party** – Cllr.Last proposed that the councillors and other members of the working party were given approval to negotiate and sign contracts via authorised signatories, with contractors appointed to work at the playing field, with prior circulation of contracts to all councillors before proceeding. Seconded Cllr.Haylock Vote in favour- Unanimous. Cllr.Harris further proposed that details of stage payments to contractors for playing field work are pre-circulated and signed off by authorised signatories as and when full details are known. Seconded Cllr.Elms. Vote in favour - Unanimous

5. Planning

5.1 New Applications

5.1.1 22/02946/FUL Bennetts Farm, Dynes Hall Road – Application for erection of agricultural building to be used as breeding pens. Cllr.Elms proposed the council respond “no comments, no objection”. Seconded Cllr.Haylock. Vote in favour - Unanimous

5.1.2 22/02922/FUL Chifneys, Lucking Street - Conversion of existing barn to form 1 no.3 bedroom residential dwelling. Cllr.Elms proposed and Cllr.Harris seconded, that the council object to the application as it fails to meet a number of local and national policy criteria, as well as containing a number of factual inaccuracies.

Conflict with Policy:-

LPP1 – Outside village development boundary – proposition does not meet criteria.

LPP40 – Residential conversion of buildings in countryside – proposition fails to meet 4 of the 5 qualifying criteria

NPPF Para 78 – Rural housing – the development does not meet the tests of sustainability
BDC Local Plan – Great Maplestead is a Tier 3 Village lacking facilities and does not meet sustainability tests

Factual inaccuracies:-

- Reference to approved application 21/03045/FUL Lynwood Toldish Hall Road Great Maplestead Essex CO9 2RB, as an example of village development outside of the village development boundary **incorrect**. The development is within village development boundary.
- Assertions that the barn is not visible from a footpath or public space **incorrect**. FP15 runs adjacent to the land at Chifneys the barn is fully visible from the FP & also from the village playing field.
- Ecological survey states there are no records of a badger within 2km of the site, **incorrect**. There are at least 2 active badger setts within 1.5km of the site and evidence of badger activity on FP15.

Further comments of concern raised from the community regarding the impact of noise & light pollution, and lack of privacy for neighbouring property at Monks Ley Close.

6. Items for Next Agenda

King’s Coronation

**7. Date of Next Meeting:
Wednesday 11th January 2023 at 7.30pm**

Meeting closed at 8.15pm

Signed.....TRUE COPY.....

Date: 11th January 2023