**GREAT MAPLESTEAD PARISH COUNCIL**

**Extra-Ordinary Parish Council Meeting held at the Village Hall on Wednesday 9th August 2018**

**Present** Cllr.D.Turner (Chairman). Cllr.J.Newton. Cllr.S.Harris. Cllr.M.Elms. Cllr.I.Johnson.Cllr.P.Haylock.Cllr.P.Maile Mrs.A.Crisp – Clerk. Members of the Public – 25.

**MINUTES**

1. **Apologies and reasons for absence**–District Cllr.J. O’Reilly-Cicconi; County Cllr.D.Finch.
2. **Declarations of Interest**  - None.
3. **Public question time** Members of the public were invited to ask questions.

Q: What are the implications of the planning application 18/01208/FUL, which includes land which falls outside of the village envelope?

Q. What about the entrance onto the highway which has recently been installed, will that be considered?

The Council advised that both questions would hopefully be covered during the Council’s deliberations.

**4. Planning**

4.1 **Applications Received**

*18/01208/FUL Long Fen, Church Street. Proposed Passivhaus type dwelling.*

 The Council agreed unanimously to continue to oppose development at this site, reasons for objection:-

* The application “appears” to be exactly the same as previous applications declined by BDC in 2016 and by the Planning Inspectorate on appeal in 2017. Should another application be allowed within 2 years of dismissal?
* The application is relying on a court of appeal ruling against BDC in March 2018 – the Council cannot identify significant similarities between this application and the one referred to in the Court of Appeal ruling.
* The proposed site was refused inclusion within the Local Plan and Site Allocations & Development Plan.
* Reference the retrospective approval for the land to be granted garden status in 2010 – restrictions applied.
* Recent installation of new driveway across verge, with ECC protected status “Roadside Nature Reserve”. ECC Archaeology report states land should not be disturbed until archaeological assessment completed. New driveway access is component to planning application, action appears “premature”.
* Verge still classified as nature reserve but ECC may withdraw this status if plants have disappeared, they have not been evident this year.
* Concern regarding potential “joining up” of village clusters should development outside development boundary be approved.
* Development in parish within past 10 years appears excessive (9 new properties built to date).
* Planning policies RLP2 & CS5 remain relevant, the application contradicts NPPF Para 55 as unsustainable location. Planning Inspectorate identified site as “functionally isolated”.

 Further questions were invited from the public

 Comment: Concerns regarding position of driveway, dangerous corner in road with cars speeding downhill at this point. The Council advised that the application included a traffic speed assessment survey which identified that the average speed was 30mph.

Q. If planning application is refused will the applicant be asked to remove driveway. The Council advised they did not know the answer to this question.

Comment: Driveway is too close to the Toldis Hall Road junction and dangerous. The Council advised that ECC Highways had assessed the position of the driveway and not considered its location dangerous.

Comment: Concern that parishioners and council are focusing on the new driveway and its need for planning approval when planning permission may not be required. The Council advised they could only assess application on information provided & in accordance with comments provided by BDC.

1. **Items for Next Agenda** None
2. **Date of Next Meeting 29th August 2018 at 7.30pm**

 Meeting Closed 6.10pm

 **Signed ………………TRUE COPY.………..….** **Dated 29th August 2018**