

## Lawford Parish Council



Minutes of the **Planning Committee Meeting** held at the Small Hall, Ogilvie Hall, Wignall Street, Lawford, CO11 2JG at **6.30pm** on **4 December 2017**

### 1. Present

Councillors: Payne (Chair) Miles, Elkin and Langstone (co-opted by request of chair)  
Clerk: Mrs Peachey  
45 Members of the public

### Apologies for Absence:

Councillor Rolfe M.B.E, O'Mara, and V Guglielmi

### 2. Minutes of Last Meeting:

Minutes of the meeting held on **6 November 2017** were not agreed due to time constraints and will be taken to Full Council for agreement.

### 3. Actions from the last meeting:

None

### 4. Declarations of interest:

None

### 5. Planning Applications for consideration:

#### Received 20/11/17

**17/01950/OUT** Gladman Developments Limited, Land at Grange Road, Lawford, CO11 2ND  
*Outline application for the erection of 110 dwellings with public open space, landscaping, sustainable drainage system, and vehicular access point from Grange Road. All matters reserved except for means of access.*

- All those present voiced objection to the above development and for many reasons.
- The meeting was advised that comments should be sent to; Tendring District Council by post to; **Planning department, Council Offices, Thorpe Road, Weeley, Essex, CO16 9AJ**, by email: [planning.services@tendringdc.gov.uk](mailto:planning.services@tendringdc.gov.uk) or posted to their website at; <https://idox.tendringdc.gov.uk/online-applications/search.do%3b>

Following discussion the Planning committee **propose council object** to the application on the following grounds:

- i. The development is outside the village envelope.
- ii. TDC has recently demonstrated it has a 6.2year Housing land supply
- iii. This is grade 2 agricultural land, which has been set aside and left to look derelict.
- iv. Access is onto an unclassified road (Grange Road), which is unable to accommodate two cars passing and joins both School Lane, *(also an unclassified residential lane that is one car's width at its junction with Wignall Street)* and

Bromley Road, that will be accommodating additional traffic from an already approved, but as yet unbuilt, development of businesses and properties.

- v. Housing need not proved. Sufficient development has been identified in the Lawford area (660 properties).
- vi. The sewerage system in Lawford is running at full bore, if the pumping station at the bottom of Wignall Street fails, sewerage overflows into the stream, which has happened several times to date.
- vii. The wet area at the bottom of the site has no overflow system. The Almshouses and neighbouring properties are two metres below the field and are therefore likely to be flooded.
- viii. The infrastructure is not adequate.
- ix. The properties are close together with inadequate parking.
- x. The proposed height of some properties is 2.5 storeys which are not in keeping with the surrounding properties or rural area, altering the existing character of the area.
- xi. The application is very poor with a number of errors and unreadable on some pages.
- xii. Additional traffic would add to existing safety issues for residents being encouraged to walk, in particular children walking to/from school
- xiii. The A137 is already at capacity during morning and evening rush hour and gridlocked when there is an accident on the A12 as it is the route for diverted traffic.
- xiv. Concern that the Scheduled Ancient Monument, which is a site of National Importance and within the proposed development site, would be seriously compromised by this development.

It is therefore concluded this development would not be an asset or of benefit to the Parish of Lawford and its residents.

**Proposed:** Cllr Payne **Seconded:** Cllr Miles **Agreed**

**Due to the nature of this application it will go to Full Council for further discussion and approval of proposed comments.** **Action**

**6. Planning Applications Determined since last meeting:**

17/01599/FUL Approval - Full 09.11. 17 Delegated Decision	Mr D Lee	Demolition of existing single storey rear extension and construction of two storey rear extension.	140 Station Road Lawford CO11 2LH
17/01652/FUL Approval - Full 23.11. 17 Delegated Decision	Mrs Rebecca Leek	Single storey rear extension.	83 Hungerdown Lane Lawford CO11 2LY
17/01865/NMA Approval Non Material Amendment 23.11. 17 Delegated Decision	Mr Todd Horwood	Non-material amendment of application 17/01019/FUL -infilling between existing bathroom extension and proposed extension.	56 Harwich Road Lawford CO11 2LS

**7. Matters to be raised by members for the next agenda:**

The next **Planning Committee Meeting** is scheduled for **8 January 2017**.

**Signature: (Chair)** .....**Date:** .....