

## TERLING AND FAIRSTEAD PARISH COUNCIL PLANNING COMMITTEE

**SUBJECT TO APPROVAL**

### Minutes of the Meeting of Terling and Fairstead Parish Council Planning Committee held on Tuesday 19<sup>th</sup> April 2016 at Terling Village Hall

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**Planning Committee Present:** Mr R Dixon  
Mr J Payne  
Mrs P Bird  
Mr R Hunt

**Other Parish Councillors also present:** Mrs S McNamara (Parish Council Chairman)  
Mr A Dyke

Mrs J Halfhide (Parish Clerk)

(20 Members of the public present)

1. **Appointment of Chairman of Meeting** - The Planning Committee unanimously asked Mrs McNamara to chair the meeting.

2. **Apologies for Absence** - none.

3. **Declaration of Interests** - to receive any Disclosable Pecuniary Interests, Other Pecuniary Interests, or non Pecuniary Interests relating to items on the agenda – none declared.

#### 4. **Meeting Open to the Public**

Members of the public expressed concerns about application 16/00464/FUL and whether, if approved, it would have an impact on livestock movements which were already impacting their quality of life. There are presently no restrictions on vehicle movement, being permitted 365 days a year, 24/7. Huge articulated lorries are damaging the highway there are concerns that an increased capacity in the boning room and wholesale shop would have further detrimental impact. Residents asked whether the Parish Council could request a traffic survey through Ranks Green and whether delivery hours could be restricted.

Members of the public asked what action the Parish Council had taken with regards to building works being carried out at Rosemead, Fairstead Road. RD read a letter which had been sent to BDC Planning Enforcement concerning applications 14/01506/ 15/00635 and 15/0150516. Concerns were expressed about the removal of hedging along the boundary.

#### 5. **Consideration of the following Planning Applications**

- APPLICATION : 16/00464/FUL, Blixes Farm Ranks Green Road Fairstead Essex CM3 2BJ Demolish boning room and wholesale shop, relocate freezers and erect replacement boning room and wholesale shop.

The application was discussed and it was unanimously agreed that the Planning Committee should support the application in principle as it demonstrates an employment opportunity in the rural economy in line with the Terling and Fairstead Village Design Statement.

However, in order to minimize the impact on the wider community, and to minimize the effects of the intensification of use it was unanimously agreed that the response to BDC would request that any permission granted condition the application on the following:- hours of operation both in terms of opening times and deliveries; the restricted use of

floodlights; noise conditions; a vehicle weight limit restriction of 25 tons along Ranks Green Road; the repair of damaged verges caused by delivery vehicles; provision of a designated turning space to allow commercial traffic to enter and exit the site in a forward direction; a landscape boundary planting scheme to mask the facility. Additionally it was agreed that a request be made that construction work only be undertaken, and materials delivered, between 7am to 5pm Monday to Friday, and 7am to 1pm on Saturdays with no working on Sundays.

It was agreed that BDC should be asked to seek the co-operation of ECC Highways to install passive volume monitoring devices on the approaches to the Blixes Farm site from the Great Leighs turn off (they have done on other roads in Terling and Fairstead in recent weeks) to ascertain the present traffic situation.

BDC would be asked to request the applicant to provide a layout plan for the proposed car park and a waste management plan to address the issue of increased waste resulting from the enlarged facility.

It was noted that Historic Buildings have no objection to the application.

- APPLICATION NO :16/00501/FUL, Erection of first floor side extension over existing kitchen, Thatchetty Cottage Waltham Road Terling Essex CM3 2QR

It was noted that this is a re-application of withdrawn application 16/00188. The application was discussed and it was unanimously agreed that the Council's response should be to object to the present application. The Committee agreed they supported the principle of an extension but not to the detriment, and the loss of amenity and enjoyment, of neighbours. It was felt this re-application is not acceptable on design grounds as the extension dominates the original cottage and is not in harmony with the street scene. The windows, as designed, overlook adjoining properties. It was noted the applicant has already removed hedging to the perimeter; any application should have a perimeter treatment in native hedging as any condition. Councillors commented it was very disappointing that no engagement with the Parish Council or reference to the Terling Design Statement had been made.

6. **Discuss Response from BDC** - Applications 14/01506/ 15/00635 and 15/01505; Rosemead, Fairstead Road Terling CM3 2BU. RD reported that the Planning Enforcement Officer in charge of the case had not been contactable but it was expected they would make a site visit at which point RD would make enquiries as to their findings. At the same time it was agreed enquires would be made about the boundary hedge and residential consent for the summerhouse. Further clarification would be sought from BDC.

#### **7. Information / Next Agenda items**

#### **8. Date of next meetings**

**17th May**, Annual Parish Meeting and Annual Meeting of the Parish Council, Terling Village Hall 7:30pm

**28th June**, Parish Council Meeting – The Gallery Room at The Square and Compasses, Fuller Street,

**9th August**, Parish Council Meeting – Terling Village Hall

Close of meeting: 8:50pm