

**Terling and Fairstead Parish Council**

**Planning Committee meeting 15 June 2017 at 7.30pm**

**Square and Compasses Committee Room**

**Those present**

Abbe Bonham. Alex Dyke, Anne Marie Blackshaw, Robin Dixon

One member of the public

**Matters arising**

RD was appointed Chairman

No apologies for absence

Minutes of last Planning Committee meeting approved

AD declared his interest in line with those of T&FPC meetings

Meeting open to the public; this was deferred until item on Owls Hill House below

**Application 17/00829/FUL and PP 06043683 Oakfield Lane Terling** – no comment

**Application 17/00896/FUL and 17/00899/LBC Owls Hill House Terling**

The applicant addressed the meeting and set out the design. The Committee had the opportunity to consider full size application drawings, design statement and letters of objection from Historic Buildings (ECC) and English Heritage.

Discussion focussed on the massing and choice of materials and colour of the garden room, especially the raised lantern roof light to the garden room

It was acknowledged that the revised ground floor layout improved the occupation of the family house. RD had undertaken a site inspection at the request of the applicant.

It was agreed the following comments would be made to BDC

“We note the comments and representations to BDC of both Historic England and ECC Historic Buildings.

We generally support the advance of the proposal which we consider contributes to the historic built environment in the Terling Village conservation area.

We suggest the applicant considers removal of the lantern profile to the garden room roof in an effort to reduce the perceived massing of this section of the proposal which permits a refreshed ground floor layout to a house of considerable merit and brings forward accommodation suitable for the applicant’s family.

We commend the applicant addresses the comments (from the above) on other minor design details.

We are confident these issues when addressed will permit our unequivocal support for an amended application”

### **Sleeper wall Elmhurst Waltham Road**

Photographs of this wall and other boundary treatments within the wider Parish were considered. It is clear some residents have “pushed” their enclosed boundaries to the edge of the metaled highway surface beyond their registered title. This is a road safety issue and needs to be brought to the attention of ECC Highways. We resolved to refresh these concerns at the next T&FPC meeting and advance with ECC Highways and bring to the attention of Cllr Abbott

### **Other business**

1. **BDC Local Plan promotion** - is at Witham Library between 2-8 pm on Thursday 29 June.
2. **Application 16/02096/out Arla foods Hatfield Peverel** - This application is expected to be considered at the BDC Planning Committee meeting on 4<sup>th</sup> July. Expressions of concern as to proposed design for traffic management at the site entrance onto Station Road (the access to station car ark at both sides of the bridge is already a bottleneck), the traffic generated onto Station Road/Hatfield Peverel High Street junction, the pedestrian crossing from the station carpark, speed restriction measures, the stated views of ECC highways on the consultee return (and that of Highways England), access and egress from the A12 slip road and the preferred conditioned uses of permitting only pedestrian and bicycle access through the combined estate, all gave rise for concern.

It was agreed we would promote these concerns at the next T&FPC meeting seeking approval to make representations to BDC and consider addressing the BDC Committee to advance these concerns.

3. **Application 17/00341/FULBury Farm, Bury Lane, Hatfield Peverel** - This application was expected to be considered in conjunction with the above but has been postponed until probably the end of July meeting.
4. **Public Footpath diversions** - No comments

**RD 28/6/2017**