



THORPE-LE-SOKEN PARISH COUNCIL

**Clerk: Mrs Shirley Howe, 7 Rectory Road,
Weeley Heath CO16 9AY
Telephone: 01255 830995**

Ref: 2017/18-8

Minutes of meeting held Monday 13th November 2017 7.00 pm at The Baptist Church Schoolroom

PRESENT: Cllrs Powell Vice Chairman, Carpenter, Cloulter, Ewart,
Fielder, Raftery, Roe.

APOLOGIES Cllrs: Land Chairman & Blandford (due to work commitment)
Starling

As The Chairman gave his apologies for the meeting Vice Chairman Cllr Powell convened the meeting, then welcomed fellow Councillor's, Andy Erskine County Councillor, Roger Hawes Tree Warden and 5 Members of Public

Minutes of last meeting held 9th October 2017 were approved as a True Record and signed by The vice Chairman after the following amendment was made.

Page 6: last paragraph TDALC – speaker was Catherine Bicknel and not Neil Stock from TDC.

Declaration of Members Interest: There were none

Chairman's Report: The following report was sent in by the Chairman and read by The Clerk.

Firstly, The Chairman reported that the Remembrance Sunday Service went off well and special thanks was paid to those who were there and for the support given in closing the roads.

The Hanging Baskets are now down and special thanks was paid for the help given in resolving this.

In late summer, Tendring District Council announced that they had a 5-year housing supply based on technical data. Whilst a council cannot display a 5-year housing supply, presumption is in favour of development regardless of where it is located. The Social, Economic and Environmental factors are then considered towards the viability of each scheme and whether they approved or declined.

Since the time of the 5-year announcement by TDC, there have been two high profile appeals, one at Centenary Way and the more recent one in Sladbury's Lane, both of which have gone in favour of the developers and where the inspector has come to the conclusion that TDC does not have a robust 5 – year supply. This in turn has had an impact on all the other appeals which are currently going through the system. One of which was in Thorpe along Frinton Road. At the end of the first day of the inquiry, the announcement for Sladburys Lane came through, this turned out to be the worst possible timing and resulted in the council being unable to defend its 5-year position at the second day of the inquiry, virtually gifting the development approval to Drury Investments.

We currently have little to no control over the outcome of sites coming forward for development. The Leader of TDC has this week sent a letter to MP Sajid Javid (Secretary of State for Communities and Local Government) which I attach, outlining our frustrations.

TDC decided they had a 5-year supply in good faith. The issue that has subsequently come to light is that regardless of how many you say you have, can you actually deliver them. Tendring has never built more than approx 340 a year in its history and we are now looking at having to consistently build 460-550 houses a year for the next 15-20 years. Developers know how to manipulate this system by saying one thing and then claiming they are land banking an approved site, thus lowering the 5-years supply figures once more.

The need therefore is now for TDC to continue to progress the Local Plan through the system as this will 'hopefully' provide us with some stability once more, that is still a year or so off and anything could happen between then and now. Both decisions by the Inspectors at Centenary and Sladburys have been taken to the High Court Judicial Review process by TDC.

The Chairman said he was sure this leaves more questions than answers but he wanted everybody to hear something this evening and advised everybody to lobby Giles Watling and ask him to push the case that small rural areas such as Tendring will be swamped with unwanted houses, that most likely, only people from outside the area will ever be able to afford. Drury Investments put in for 49 houses which is the minimum you can build without having to contribute to the NHS. The Chairman said he suspected we are all thinking that 49 units is the least of our worries on that now approved site.

At the end of his report The Chairman said if anyone would like further information regarding the above, please do not hesitate to contact him.

Public Discussion: A formal discussion was held regarding a new planning application that has been submitted by The Lifehouse for a Regeneration Project comprising the erection of up to 200 residential units, an 8 acre park, landscaping, access roads, associated infrastructure and ancillary works. A lot of concern was expressed by frustrated, irate and devastated residents who said they very strongly oppose the application and felt that they had been let down badly by the Parish Council who should have made parishoner's more aware of the new application i.e. advertising on the Notice Board, The Village Magazine and on the Website. It was also stated that The Parish Council should have recognised that there was a failure at Central Government.

Cllr Roe said for many years councillor's have been recommending to Gary Guiver at TDC that houses be built on Horsley Cross. There are 3 fields there that would possibly accommodate 1400 homes. It links onto the A120 and A133 and is the main carriageway to London.

It is ridiculous to even consider more properties in the Tendring District until all of the amenities have been resolved and are capable of being able to cope with more properties.

Reference more properties, surely it would be more logic to build Council Houses because any private property will out-price any local person being able to afford them.

The meeting was asked if The Chairman could be made aware of the following:

- Could C/M be asked to voice the Parish Council views and communicate with TDC very strongly to object to the plans.
- Any further building will have a profound Impact on the Village
- Annalyse all the problems that more development will bring
- The people of Thorpe are far to complaisant and out of 800 properties only 67 have objected
- Consideration be given to form a Community Association

Correspondence: Nothing received to date 29/10/17

e-mails: For more information please refer to November Agenda.

Notification of Appeals, New Planning Applications & Determinations

For more information please refer to Nov. Agenda

Listed below are Parish Council's views on Application 17/01739/OUT The Lifehouse Regeneration project comprising the erection of up to 200 residential units, an 8 acre park, landscaping, access roads, associated infrastructure and ancillary works. Lifehouse Spa and Hotel Frinton Road.

THORPE LE SOKEN PARISH COUNCIL OBJECTS VERY STRONGLY AGAINST THE APPLICATION FOR THE FOLLOWING REASONS.

Development is Outside the Settlement Development Boundary -The Planning Law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The application site is not allocated for any form of development in the Tendring District Local Plan 2007, nor the 'adopted Local Plan' and falls outside of the defined settlement development boundary for Thorpe Le Soken, and it is also Outside of the settlement development boundaries. Policy QL1 of the adopted Local Plan states that only development which is consistent with Countryside Policies will be permitted.

A Development of up to 200 dwellings does not therefore accord with the development plan.

Policy SPL2 in the emerging Local Plan explains that Settlement Boundaries are defined to encourage a sustainable patterns of growth and carefully control urban sprawl that is within the boundaries, there will also be a general presumption in favour of new development.

Paragraph 216 in the National Planning Policy Framework (NPPF) allows Councils to give weight to emerging plans according to their stage of preparation, the extent of unresolved objections and the degree of consistency with the NPPF.

Impact on Historic Park and Gardens and Neighbouring Conservation Area-

Paragraph 133 of the NPPF states where a proposed development will lead to substantial harm to or total loss of significance of a designated Heritage Asset, Local Planning Authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated Heritage Asset, this harm should be weighed against the public benefits of the proposal. Substantial Public Benefits are not present with this application, the only party to benefit from the approval of this application would be the applicants.

Policy EN1 of the adopted Tendring District Local Plan 2007 requires new developments to conserve key features of the landscape that contribute toward local distinctiveness, including Listed Parks and Gardens.

Policy EN17 requires development within the Conservation Areas to preserve or enhance the character or appearance of the Conservation Area. This development would adversely visually impact the surround area. In this case the public benefit of contributing towards housing land supply, does not outweigh the 'less than substantial' adverse impact on the adjoining Grade II Listed Park and Garden, and impact on the character and appearance of the Thorpe Le Soken Conservation Area.

The proposed development would adversely affect the setting of both the Listed Park and Garden and the Conservation Area, irrevocably changing the Historic Character of the locality. The application is therefore contrary to the NPPF and policies EN1 and EN17 of the Tendring District Local Plan 2007.

Impact on Ecology – *The whole area is home to numerous protected special*
Paragraph 118 of the NPPF states if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Impact on Poor Road Infrastructure – Thorpe Le Soken High Street was originally built for the use of Horse and Cart traffic. The road is built upon running ballast with an underground spring which in recent years has been prone to collapse. Increased traffic from site vehicles and heavy plant equipment is unsuitable for the road surface. Equal importance should also be given to congestion experienced in peak periods. Safety of pedestrians (not least school children should be paramount when considering any additional traffic on an already heavily burdened route. The additional vehicles from a development of this size would compound the existing problem. In addition, paragraph 35 of the NPPF states applications should consider the needs of people with disabilities by all modes of transport. Thorpe Le Soken Train Station, the closest mode of transport to this site does not have disabled access. This in turn means all journeys for potential disabled residents would mean additional vehicles on the road.

Crime and Disorder – Increasing the size of the village would in turn increase Crime and Disorder occurrences and Thorpe Le Soken is also without Police presence. Paragraph 69 of the NPPF states safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life of community cohesion. Additional resource requirement in an un-policed village would be contrary.

Education – Paragraph 72 of the NPPF states The Government attaches great importance to ensuring that a sufficient choice of school places are available to meet the needs of existing and new communities. Thorpe Le Soken, Rolph Primary School is situated along the densely built up High Street and would be unable to expand; class sizes are already exceeding 30. Tendring Technology College sits over 2 campuses and is under equal strain, however the placement of 2 sites would again mean additional traffic on the current road infrastructure.

Health Services - Paragraph 162 of the NPPF states Local Planning Authorities should work with other authorities and providers to access the quality and capacity of infrastructure for health and social care, and its ability to meet forecast demands. Thorpe Le Soken's Doctors Surgery is at maximum capacity serving the needs of much of the surrounding villages. Local Residents are experiencing long waits to make appointments and as such any increase to the population of the village would be of further detriment to the Health and Welbeing of the current residents and that of surrounding villages.

White Land The site is White Land – Planning Portal definition reads. “A general expression used to mean land (and buildings) without any specific proposal for allocation in a development Plan, where it is intended that for the most part existing uses shall remain undisturbed and unaltered.” This area is not designated for development in any plan, it is untouched and should remain so. In addition, White Land acts as a buffer to protect Green Belt, in this case the area acts as a Green Gap between Thorpe le Soken and the Little Clacton Parish Boundary. Policy SPL2 in the Emerging Local Plan Settlement boundaries are defined to encourage sustainable patterns of growth and carefully control urban sprawl. Paragraph 79 of NPPF relates to checking the unrestricted sprawl of built up areas, to preventing neighbouring towns merging into one another, safeguarding the countryside from encroachment and preserving the setting and special character of Historic Towns.

17/01836/FUL - 17/01861/FUL - 17/01765/FUL **No Objections**

17/01798.TCA & 17/01858/TCA Tree Works **Leave to decision of TPO**

All Cllrs at this evening's meeting gave permission for the following cheques to be signed. Direct Debits and Standing Orders were also agreed.

Cheques: 002275, 76, (77 cancelled) 78, 79, 80 £1669.79 VAT £216.05

Standing Orders: £142.43 VAT £91.96 Direct Debits: £1070.51

For further information regarding accounts refer to November Agenda

EALC Short Course Programme's: to be carried over to January 2018 meeting

Fibre High Speed Broadband: *Cllr Ewart said he was attending a meeting in Tiptree the 20th November and while Yes the center of the village has broadband the outskirts of the village have nothing.*

Tree Warden's Report: *Nothing to report*

County Councillor's Report: *Reference irresponsible parking, Cllr Erskine said that Tendring now has a camera car back in the area and it has been backed by TDC. It will arrive without any warning so to make everybody aware it should be put on the website and hopefully make people more aware of where they park.*

Sub-Committee Reports: s

Community Liaison: *Cllr Coulter said more help is required for the Festival Event that is being held 1st December and the committee continued to try and locate some Road Closure Signs.*

Highways & Pavements: *Cllr Raftery reported that the centre reservation and lights outside The Abbey have been damaged to some time now and expressed concern and asked why they have taken so long to be repaired.*

Playing Field: *Due to Cllr Starling's apologies there was no report.*

LED Lights: *Cllr Fielder said there was nothing to report only the ones that were reported last month.*

Lockyers Wood: *Cllr Roe said he had spoken to the builders regarding some rubbish that has not been cleared from the wood.*

Parish Footpaths: *Cllr Fielder said footpath 14 continues to be a problem, it is very overgrown and would cost approximately £475 to hire a small tractor. F/Path 7: Field at the end of Argyle Road has been ploughed, the farmer has rolled it and signs are now showing that it is being used again by the public.*

TDALC: No report

Transport: Nothing to Report

Thorpe in Bloom: Cllrs Carpenter said so far £60 donations have been received, but there is more to be collected and hopefully this will be done by the December meeting.

Village Greens: Cllr Roe said brambles have been cut back around the Road Signs and the verges have also been cut.

Date/Time/Venue of next meeting:

11th December 2017 7.00pm at The Baptist Church Schoolroom.

There being nothing further to discuss the meeting closed at 9.05 pm.

