



ST OSYTH PARISH COUNCIL



Minutes of the Extraordinary Meeting of the Council held in the Village Hall, St Osyth on Tuesday 28th January 2020 at 7.15 pm

PRESENT: Chairman: Cllr. Sonia Grantham, Vice-Chairman: Cllr. Alma Blockley
Cllr's David Cooper, Ray French, Mandy Kelly, John Lockwood,
Patricia Quy & Karen Sinclair

APOLOGIES: Cllr. Mick Catt (Prior Engagement)
Cllr. Michele Thomas (Compassionate)
Cllr. Ward (Family Commitment)
Cllr. Michael Talbot (Tendring District Council Training)
Cllr. John White (Tendring District Council Training)

MINUTES: Neil Williams

PUBLIC PRESENT: Two

OM-19-212 MEMBERS DECLARATION OF INTEREST:

The Chairman advised Councillors, that under Section 31 of the Localism Act 2011 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, they had a responsibility to declare any Pecuniary or Non-Pecuniary Interests in any matter to be discussed.

OM-19-213 REVIEW OF PLANNING APPLICATION 18/01779/FUL:

At the request of the Chairman, the Clerk, by way of a Powerpoint presentation, briefed those present as to the amended plans submitted on 23rd December 2019.

OM-19-214 PUBLIC PARTICIPATION:

A member of the public commented as to the effects of the development (if permitted) on the existing sewage system, which already backed up on occasions.

OM-19-215 PLANNING APPLICATION 18/01779/FUL:

Having been afforded the opportunity to comment individually, the following points were put forward by the Council.

	APPLICATION & ADDRESS	PROPOSAL
a.	18/01779/FUL Mr Alder-Barber 700 St John's Road St John's Nursery Site Earls Hall Drive St Osyth	Demolition of nursery buildings and dwelling house. Erection 195 residential units (comprising 6 two bed houses, 87 three bed houses, 33 four bed houses, 25 five bed houses, 12 one bedroom apartments and 24 two bedroom apartments), and 8 live work units (mixed commercial units measuring 1064 square metres in total with flats above). Associated roads, open space, drainage, landscaping, and other infrastructure.

In reviewing the amended plans published by the District Council on 23rd December 2019, the Parish Council, at an extraordinary meeting on 28th January 2020, reaffirmed its strong objections of both 18th December 2018 and 29th July 2019 respectively.

Following a detailed review of the amended plans, Councillors highlighted numerous concerns and observations in respect of the following:

Location and layout:

The proposed development would constitute an overdevelopment of a site, the layout of which, together with the number and type of dwellings, would have an overwhelming effect on the population density.

The plans show a stark difference in the private amenity space between the existing properties along St John's Road and those which have been shoehorned into the site, in addition to a marked difference in the appearance of the new dwellings, which are out of character with those along St John's Road.

Whilst it is acknowledged that consideration has been given to both residential and visitors parking, there are concerns as to the prevention of on road parking and the effective management of allocated visitors parking bays, so as to ensure that they are not used for additional residential parking. It is also worthy of note that there is an apparent lack of any visitors parking in the north eastern area of the development, as outlined in drawing '4424 pl1002'.

The Parish Council would draw attention to the lack of future infrastructure to ensure the sustainability of the development, such as charging points for electric vehicles. It is noted that a number of dwellings in the south eastern area of the development, as outlined in drawing '4424 pl 1004 j' will overlook the commercial units, the need for which the Parish Council find incredibly surprising, given the potential impact from large delivery vehicles needing access to the site of the commercial units for loading and unloading, on the residents whose properties will overlook the units.

Whilst it is noted that the development would include a 'public open space', the Parish Council has serious concerns as to the location of the attenuation pond, which is in close proximity to the location of what would seem to be a children's play area. Additionally, concerns were raised as to the need for and subsequent maintenance of the pond.

Given the inclusion of an attenuation pond, the Parish Council would also question the surfacing to be used on the driveways and parking areas, which it is suggested should be porous in both design and material.

The Parish Council would also maintain that the proposed development is 'unsympathetic' to the rural area, in which the District Council has already proven a housing stock of 5.6 years.

Vehicular Access:

The Parish Council would begin by formally requesting that it be noted that despite the application being submitted in 2018, Essex Highways have yet to comment of the proposed development, which is considered to be a serious omission in the decision making process to date of both Parish and District Councils.

This is especially relevant as the plans submitted, which are supported by the developers own Transport Assessment, would still suggest that there is to be a single point of access to and egress from the site, from and onto the B1027, which will be via a basic 't-junction'.

The Parish Council is extremely concerned as to the increase in and impact of traffic using St John's Road, given the proximity of the proposed dwellings to a development of up to 950 properties (17/01229/OUT refers), the entrance for which will be approximately 110 metres east of the proposed access to the planned development.

	<p>Members of the Council are concerned that the vehicular movement generated by the traffic from the two developments, numbering approximately 1,145 dwellings (18/01779/FUL & 17/01229/OUT refer), could result in some 2,000+ additional vehicles using the B1027 on a daily basis. This would have a significant impact on the volume of traffic passing St Osyth and will undoubtedly result in traffic delays, for vehicles exiting the village via both entrances/ exits, in addition to a build-up of traffic in the area of the junctions to both developments, especially as despite having a filter lane for eastbound traffic, the access to the development as part of 17/01229/OUT will still comprise of a basic 't-junction'.</p> <p>The proximity of the two developments, together with the omission of a dedicated filter lane for westbound traffic needing to access the proposed development of 195 dwellings is a cause for serious concern; as is access to the development and guaranteed passage along the B1027 for emergency vehicles.</p> <p>Infrastructure: The Parish Council would again raise serious concerns as to the continued impact of large-scale developments on local infrastructure, especially medical and educational services. In the case of the latter, it should be noted that all dwellings proposed as part of the application will be within the catchment areas for St Osyth Church of England Primary School.</p> <p>Concerns have been expressed to the Council by residents of St John's Road as to the provision of adequate sewage disposal, given that the existing system regularly 'backs up'.</p> <p>For all the reasons listed above, St Osyth Parish Council objects in the strongest possible terms to this application. It is worthy of note that the views of the Council were endorsed by members of the public in attendance at the extraordinary meeting.</p>
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There being no further business the meeting was closed at 8.25 pm.

Signature: *[Signed on Original]*
SW Grantham
Chairman