

MINUTES

PLANNING & HIGHWAYS COMMITTEE held at THAXTED GUILDHALL on THURSDAY 3rd OCTOBER 2019 AT 7:45pm

PRESENT: Cllr V Knight (Vice Chairman) Cllr T Frostick, Cllr W Brazier, Cllr R Barrington, Cllr A Frater, Cllr R Willia Cllr I Stewart, A Wattebott

Also Present: Richard Haynes & 3 members of the public

APOLOGIES FOR ABSENCE

Cllr D Morgan

2. DISCLOSURE OF INTERESTS

To receive disclosures of interest in items on the agenda

3. PUBLIC REPRESENTATIONS

A member of the public wishes to speak in connection to Item 5d. The chairman is happy to include the discussion as the Council review this application, the Chairman wishes to remind the parishioner that we are not a planning authority and will only consider the application.

4. COMMITTEE MINUTES

To **APPROVE** and sign as a correct record the minutes of the Planning Committee meeting held on 05th SEPTEMBER 2019

5. PLANNING APPLICATIONS

To agree the Council's observations on the following applications:

a) UTT/19/2124/HHF & UTT/19/2125/LB

PROPOSAL: Conversion of out house to living space and repair to roof.

LOCATION: Moat End Barn Boyton End

RESOLVED to **SUPPORT** the application

b) UTT/19/2188/HHF & UTT/19/2189/LB

PROPOSAL: Single storey rear extension

LOCATION: 33 Mill End Thaxted

RESOLVED to **SUPPORT** the application

c) UTT/19/2272/HHF

PROPOSAL: Proposed single storey rear extension and garage.

LOCATION: 22A Guelphs Lane Thaxted

RESOLVED to **SUPPORT** the application

d) UTT/19/2025/OP

PROPOSAL: Outline application with all matters reserved for 1 no. dwelling

LOCATION: The Yard Bardfield End Green

RESOLVED to **SUPPORT** the application with the following comments:

The policies to consider are S7 of the Local Plan and TX LSC 4 of the Neighbourhood Plan. S7 says that development outside of development limits shall be restricted to development that needs to be in that location or development that is appropriate to a rural area. It also specifically allows for in-fill development. Thaxted Parish Council feel that a single house with a large garden is appropriate to a rural area and the development is in any case, in-fill to the extent that there are houses on either side of the site. Similarly, whilst the preamble to the Neighbourhood Plan policy does talk about sustainability in the context of the outlying settlements, it too does allow for small scale in-fill, such as this.

Chairman's Signature

Cllr Frostick proposes that in the event that this application is refused by UDC planning that we should call this in as this council has a desire to speak on behalf of the applicant in relation to the history of this site, seconded by Cllr V Knight and Cllr R Williams.

6. Neighbourhood Plan Delivery Group

Richard & Peter have had a meeting with the Highways consultant and there will be follow up from here. There is a preliminary report which is useful. The next chapter is to discuss with Essex Highways to understand their budget and what options are available to us. Article 4 direction is still a work in progress.

Aims in terms of highways, are to see what is possible to sort out the parking in Newbiggen street and Stoney lane and parish Council car parks.

Chairman's Signature