

**Draft Minutes for  
Langham Parish Council (LPC) Planning Committee  
17<sup>th</sup> June 2024 7pm Langham Community Centre**

**Attendees:** Cllr Bottwood, Cllr Armstrong, Cllr Hunter, Chris Graves, Tony Ellis.

**Present:** Carol Harbach – Clerk  
1 member of the public

- 24/001**      **Welcome and explanation and Apologies for absence**  
Cllr Bottwood welcomed everyone to the meeting and reported that there were no apologies for absence. This committee will now undertake other areas in the future which overlap the Recreation Ground committee as well, these areas were explained. In particular the investigation of the Recreation Ground extension, all S106 matters, Infrastructure matters (Highways & Footpaths) and the provision of a public toilet facility.
- 24/002**      **Declaration of Members Interests**  
None arose. If any declarations do arise, they can be made during the meeting.
- 24/003**      **Agree Notes from the last Planning meeting held on 21<sup>st</sup> July 2023**  
These minutes were agreed as a true and accurate account of events.  
Proposed by Cllr Bottwood seconded by Chris Graves. All agreed.
- 24/004**      **Matters arising from this meeting**  
All on this agenda
- 24/005**      **Public Open Forum (maximum 10 minutes)**  
Questions to be noted and answered at the next meeting.  
A resident asked about the formal date of the last meeting. It was explained that the last official meeting was 21<sup>st</sup> July 2023 but a number of informal meetings had taken place to discuss planning applications for the purposes of reporting to the main committee.  
A question was raised concerning the contract length for the Solar Farm to the south of Park Lane. The concern was that this area could be considered for additional housing once the existing contract expires. It was agreed that this will be followed up by the committee.
- 24/006**      **Current Planning Applications Received**  
240808 –Thaubels, Wick Road, Langham Essex CO4 5PG. Now been approved  
240844 – East Pole, Langham Lane, side extension and front porch. This property is dissected by the Langham/Boxted boundary. Now approved. No comment from the PC.  
241022 – Six acres, High Street, Langham, Colchester CO4 5NT  
Application for static caravan to be placed on site during internal construction works. No objections were raised via the planning portal and the PC had no objections.  
240931 – Apex 12 – Old Ipswich Road, Langham, Colchester, Essex CO7 7QR  
Application for removal or variation of a condition 3 following grant of planning permission. (182553) No objection.
- 24/007**      **Williamsons Developments' outline planning application 220595**  
• Latest position on outstanding matters/conditions  
This application had be approved with 29 conditions. So far the applicant has only tried to discharge 3 conditions and these concern ground contamination.  
  
• Recreation Ground Extension – Local Plan SS9  
The meeting with Glenn Williamson had taken place and the PC took an action to go back to him with information on what we proposed to do with the land, which is the parcel of land next to the Langham Community Centre A follow up meeting is to be arranged soon.

It was pointed out that this parcel of land has also been submitted in the latest Call for Sites stage of the new Local Plan.

It was agreed that the Planning Committee would form a working group of three to take this forward. There are grants that are also available for this if some of the land can be used for allotments. Cllr Bottwood will lead this working group and Cllr Freeman will be asked to join this group as he has been on the allotment course. Barry Hobbs also agreed join this group as a member of the public. The working group will report back to the Planning Committee and Cllr Freeman will provide updates to the Recreation Ground Committee. It was felt that it would be a good idea to approach this in phases as the budget requirements and complexities of providing a pavilion/cafeteria plus allotments and car park extension would be almost impossible to manage as a single project.

**24/008**

**Guy Williamson's full planning application 221510**

- Latest position

The Local Planning Authority have been contacted by LPC regarding this application as the date of 17<sup>th</sup> May 2024 for the previous planning extension has now passed. The Planning officer has informed us that the applicant will be given another extension so that he has time to resolve outstanding matters which include developer contributions and the number of Affordable Homes being stipulated.

**24/009**

**Impact of National Grid Trenching works on Planning Applications**

- Springfield Farm

The trenching work appears to be near Springfield Farm on Grove Hill. Due to this the planning application may need to be looked at again and it may need to be reviewed.

- Clarification from the LPA

Cllr Bottwood will follow this up with the planning officer to better understand their position on this matter.

**24/010**

**Local Plan Review**

- Call for Sites/Langham Housing Questionnaire

Cllr Bottwood, Cllr Freeman and Tony Ellis have had a meeting with Karen Syrett (LPA joint Head of Planning) and Laura Golding to discuss the Local Plan Review, including Neighbourhood Planning and the Settlement Boundary Parish profile. The profile, which is phase 1 of the Settlement Boundary Review states that there is scope for proportionate growth in Langham to provide infill to bring together two separate parts of the village. The PC agreed to provide a response to the Parish Profile document.

Discussions also took place on the meeting of the Local Plan Committee where the committee briefing pack made reference to a Garden Suburb which may include Langham. This has been brought up directly with Karen Syrett who stated that there were many options being considered and this may or may not form part or one.

The PC planning committee agreed to listen to the video of the Local Plan Committee taking place that evening and comment accordingly. Ongoing

The completion of a Neighbourhood Plan (NP) was discussed and registering an interest is the first step. It does take a lot of time and effort to complete a NP and all NPs must be well evidenced, must include an independent examination and a public referendum.

There are 3 options that can be considered:

- Prepare a NP including development sites within it
- Prepare a NP with no allocation of sites but concentrate on local policies
- Do not write a NP and instead work with the LPA through ongoing engagement it. Site allocation will be influenced by the PC but will remain with the LPA.

These option will be further considered by the planning committee but a key factor will be the response from residents who in the past have been vociferous that Langham is a rural village with inadequate facilities or infrastructure to support growth and the majority have not been supportive of any significant housing expansion.

The committee felt that we should issue the housing questionnaire sooner rather than later but the difficulty is the fact that we could not issue a questionnaire until we know the outcome of the Call for Sites evaluation including the desktop review and Settlement Boundary Review. Residents views are crucial so asking them to comment on sites put forward without the decision on site suitability is pointless. It was agreed that we should contact the LPA and arrange a meeting with Karen Syrett to talk about the timing of the Langham housing questionnaire and how it fits within the Local Plan Review process including the Call for Sites and desktop surveys. This can also include the concept of Langham being included as part of a Garden Suburb. Action Cllr Bottwood

**24/011**

### **S106 Matters**

- Role of the LPC in negotiation

LPC has taken on the role of prioritising projects for Community Facilities and Parks & Recreation S106 developer contributions. This covers all projects for Langham Community Council and LPC.

This S106 projects issued by CCC on a monthly basis are monitored by the LPC who look at contributions due from developers, funding made and money spent.

- Williamsons Developments Application 221850

The S106 contract for this application has been signed and projects for this application have been agreed in the contract. No funds will be collected from the developer until site occupancy occurs and this could be some time yet as the planning conditions for this application have still to be cleared.

- Public Toilet at the LCC or on the Recreation Ground

This has been looked at in the past and the recurring costs for cleaning and maintenance has been the stumbling block. The lack of a public toilet facility is becoming a bigger issue as residents using the play area, or spectators at football games and users of the car park are forever asking the Community Shop if they can use their single toilet. It is important that a proper review of this requirement is undertaken, particularly as there are now self cleaning toilets which will take away some of the manual cleaning activities. LPC are having ongoing discussions with toilet providers and are looking at the ground work costs.. A conference call is being set up with Hi-Tec washrooms to explore this project further. CCC councillor Tom Rowe has also been asked to investigate the possibility of CCC providing recurring funding for running costs as they do for Dedham and Wivenhoe public toilets. Cllr Bottwood and Chris Graves will report back at the next meeting.

**24/012**

### **Pylons Project**

- National Grid consultation response 26/7/24

The draft has been circulated by Cllr Armstrong and he will aim to get something out to the village by the end of the month, this will give residents the opportunity to review the PC's draft response and make any comments before the consultation closing date. Residents can also use the PC's document to help them complete there own responses.

**24/013**

### **Anglian Water (AW) Foul Sewerage network and WRC matters**

- Current position

The LPC are up to speed with this and have spoken to Sir Bernard Jenkin today and gave him an update on the situation. Sir Bernard Jenkin stated he would continue to follow this up even through the election campaigning process. AW have not yet started their expanded flow monitoring surveys. Some pipe relining work maps had been sent to LPC by AW dated 2014. It was also mentioned that as far back as 2016 an AW report stated that works needed to be completed at that time but this has still not happened. LPC continue to press AW in order to get a satisfactory resolution.

- New Water Cycle Study – Contract assignment June 2024

LPC will monitor this situation. Ongoing.

24/014

**Highways Matters**

- Bus shelter in Wick Road

This is being followed up but it is unclear at the moment whether the Bus service is to be continued.

- Speed Indicator Device (SID) sign location

This is still being investigated but the original site chosen in Wick Road was not suitable due to underground utilities preventing the site excavation. A resident, who lives in Moor Road, will consider the verge in front of his property as a possible site. It was made clear that the sign would be rotated and it was only a socket that would be in situ the whole time. The socket is below ground level.

- Kerbing by the LCC in School Road

This is still ongoing and is continually being chased by LPC with Cllr Barber. There is an issue with projects being agreed by the Local Highway's Panel due to a lack of funding.

- Battery for Vehicle Activated Sign (VAS) in Park Lane

LPC have agreed to pay for a new battery but the process had stalled within Highways who seem incapable of managing the process. This will be followed up again.

The chairman closed the meeting at 20:40pm

Signed .....

Cllr Bottwood

Dated .....