

Draft minutes of the Langham Parish Council Planning committee

Held at Langham Community Centre 6:30pm Monday 29th July.

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

Present: Carol Harbach – Clerk
1 member of the public

24/015 Welcome and explanation and Apologies for absence

Cllr Bottwood welcomed everyone to the meeting.
Tony Ellis had sent his apologies.

24/016 Declaration of Members Interests

None arose. If any declarations do arise, they can be made during the meeting.

24/017 Agree Notes from the last Planning meeting held on 17th June 2024

There was a typo under 24/011 with an incorrect planning number Williamson planning 221510 this will be corrected and minutes recirculated. These were then signed.
Proposed by Cllr Hunter seconded Chris Graves. All agreed.

24/018 Matters arising from this meeting

Solar Farm – this was looked into by the committee and it was found that the planning approval was for a 25-year period and after this the site should then be turned back to arable land. This planning application was put forward by Push Energy (the Developer) and Rix Farms (the land owners). The business now seems to be owned by Next Energy Solar Holdings.

Williamsons Recreation Ground extension update - the PC have contacted the land owner Glenn Williamson about our ideas for using the plot of land next to the Community Centre. This was a stipulation made in the Colchester Local Plan as a requirement subject to the agreement of the site approval for planning application 220595. Mr Williamson has stated that we will contact his builder and his land agent for comment and he will get back to us with a date for a meeting. Ongoing.

Guy Williamson planning application 221510 – an extension to the consultation expiry date has been granted. The new date for the planning decision is now 14/8/24.

Springfield farm – See item 24/023

Video of the Colchester Planning Committee meeting still needs to be viewed by the Planning Committee and will be discussed in the future.

Rest of the matters arising are on this agenda.

24/019 Public Open Forum (maximum 10 minutes)

Questions to be noted and answered at the next meeting.
Comments will be made as they come up on the agenda.

Vistry homes – are there any updates? There are none at the moment, this is still tied up with the Anglia Water (AW) problems.

- 24/020** **Current Planning Applications Received**
None at the moment on the Colchester City Council (CCC) site.
- 24/021** **Williamsons Developments' outline planning application 220595**
- Latest position on outstanding matters/conditions
No change on applicant complying with planning conditions associated with the outline planning application approval.
 - Recreation Ground Extension – Local Plan SS9
Covered under matters arising.
- 24/022** **Guy Williamson's full planning application 221510**
- Latest position
No further documents have been posted on the Planning Portal. The Developer has outstanding matters relating to Affordable Housing and Developer Contributions consequently the consultation expiry date has been extended until August. The details of this were discussed and are ongoing.
- 24/023** **Impact of National Grid Trenching works on Planning Applications**
- Springfield Farm
The Planning Officer Lucy Mondon has been sent an email regarding the trenching work for the National Grid requirements and asking if this affects planning applications. No response to date. Agenda item for next meeting.
- 24/024** **Local Plan Review**
- Call for Sites/Langham Housing Questionnaire
A meeting has been requested with Karen Syrett and Laura Goulding to discuss the questionnaire, desktop study and the Neighbourhood planning information via a teams call. Planning Committee members will be notified when this meeting is agreed.
A copy of the LPA online presentation covering the new Local Plan timetable and Neighbourhood Planning will be forwarded to a resident who had requested information on timescales. Cllr Armstrong will follow this up.
 - Settlement Boundary Review/"Langham Garden Suburb"
This will also be covered in the call above. Date is waiting to be confirmed by CCC. Comments on the Settlement Boundary Profile had been sent to the LPA by the PC.
- 24/025** **Neighbourhood Planning**
- Information on the process to prepare a Neighbourhood Plan (NP) was sent out by Cllr Bottwood to all the committee before this meeting. This was then discussed further and a decision was made to explore whether this needs to be completed.
- The options are;
- Prepare NP with sites included
 - Prepare a NP with no sites but include local policies
 - Do not write a NP but work closely with the LPA on site and housing number approvals. The final decisions will then be with the LPA.

The Parish Council had chosen not to write a NP in the past and through constant engagement and discussions with the LPA, the housing numbers and proposed sites were agreed.

A discussion followed on the complexities of writing a Local Plan and whether this would be document that has any weight moving forward. Because of the time taken to get a NP approved it would not influence any of the current matters being decided in the new Local Plan reviews and discussions. It was therefore agreed that the PC would not start a NP at this point in time. However, the consensus was that we ask residents what new facilities and infrastructure they would like to see in the village so that any additional housing would be more acceptable. It was agreed that we would hold a public meeting and the outcome of this would form the basis for a village questionnaire. It was also agreed that the LPA would be asked to attend the public meeting to answer any residents questions. These matters will all be brought up at the conference call being arranged with Karen Syrett.

It was agreed that the date for a public meeting would be the end of Sept/October. In the meantime work with the LPA would continue.

24/026

S106 & Grant Funding

- Public Toilet at the LCC or on the Recreation Ground
Further information and meetings have taken place with the various suppliers (4) regarding this and there may be a way to cover the costs to complete the build and groundwork if a grant donation can be identified. AW will need to be contacted for advice on the most suitable point to connect to the foul sewer network. As always, the problem will be with the ongoing costs. If a self cleaning toilet is chosen the recurring costs are likely to be maintenance and a small cleaning charge. If a traditional toilet is chosen the capital cost will be less but the annual cleaning charges could be prohibitive. This is being researched further and will be brought back to the next meeting.
Cllr Rowe has confirmed that CCC will not contribute to either the cost of the funding of the building or running costs so the onus will be on the LPC/LCC/Grant provider to fund this if this project goes ahead.
- S106 project list (contributions calculated and projects nominated)
These are monitored by Cllr Bottwood and were discussed in more detail. The next reports are due at the beginning of the month so this should be out soon.

24/027

Pylons Project

- National Grid consultation response 26/7/24
The response to this consultation was submitted by the council and can be read on the website. Residents were also encouraged to get their comments submitted within the allocated time. A follow up question was also sent to the National Grid to ask how many responses were received regarding the Langham responses.

24/028

Anglian Water Foul Sewerage network and WRC matters

- Current position
Latest email was from the engagement team at AW which has arrived today. Additional monitoring was due to start in July and it will now not start until the 12th August 24. There are some monitors which have been put in place both in the main system and in private properties. Sir Bernard Jenkin has stated that he will be happy to follow this up for Langham again. The Environment Agency (EA) have also been to complete an unscheduled inspection just before Christmas and this will be followed up by LPC. The AW comments on the Wick Road planning application state that AW has now reach an enforcement trigger by the EA. EA and AW will both be contacted for follow up discussions and LPC will include Sir Bernard Jenkin in this process.

24/029

Highways Matters

- Road Sweeping
Cllr Rowe attended the last LPC meeting and confirmed that the road sweeping would be taking place sometime this week.
- Bus shelter in Wick Road
After the conversations with Cllr Rowe, it was confirmed that LPC would not qualify for a new bus shelter in Wick Road under the Local Highway Panel process as there are not enough passengers using the bus service at this stopping point to warrant this.
- SID sign location
If there is no suitable place for this to be erected in Wick Road due to the utilities in the verges. It was thought to replace the VAS sign in Park Lane with the SID sign. Cllr Barber will be contacted regarding this as it seems we cannot obtain the battery that is needed for the current sign from Telent via Cllr Barber even though the Parish Council are willing to pay for this. The LPC will again try and get the invoice raised by Cllr Barber to obtain the battery. Cllr Bottwood to contact Cllr Barber.
- Kerbing by the LCC in School Road
This has now been completed by the Highways department (after 5 years) and will now be discharged.
- Battery for VAS sign in Park Lane
See above.

24/030

Date of the next meeting

The next meeting will be held on Tuesday 10th September 6:30pm

Meeting closed at 8pm

Signed

Cllr Bottwood

Date