

WHITE COLNE PARISH COUNCIL

Minutes of the Extraordinary General Meeting held at White Colne Village Hall **on Thursday 8 December 2022 at 7.30pm**

Present: Cllr Batchford, Cllr Taylor (Chairman), Cllr Wada, Cllr Watt. Also present: Clerk P Palfreyman and 9 members of the public

478. APOLOGIES FOR ABSENCE – Cllr G Spray, Cllr G Courtauld, Cllr C Siddall and Cllr Bond

479. DECLARATION OF INTERESTS BY MEMBERS ON ITEMS SHOWN ON THIS AGENDA – none

480. TO RECEIVE REPORTS FROM ESSEX COUNTY COUNCILLOR AND BRAINTREE DISTRICT COUNCILLORS – none

481. PLANNING MATTERS

(a) Applications:

22/02805/FUL Land South of Parish Hall Bures Road White Colne Essex
Demolition of existing garage to clear land for replacement garage. No comment

22/03083/FUL Land South Of Parish Hall Bures Road White Colne Essex
Erection of garage/storage building to be used ancillary to 36 Colneford Hill.
After careful consideration of the above applications, White Colne Parish Council strongly objects and asks for refusal.

We are also in full support of our residents who have written to object.

In addition, to support our objection we make the following observations:

- There is no established use for this building as a garage. Originally agricultural land with the building being used as storage, only one vehicle has ever been parked therein. No vehicles have been recorded on site since the late 1980s.
- The ground and building are derelict and are adjacent to old railway land.
- The proposed building is too high for just a garage, and as it lies in the conservation area, it would be visually intrusive in the street scene.
- The applicant has compared ridge heights of the proposed building with the village hall

(North of the site) but has not compared it with an existing adjacent garage south of the site, which is at a height of slightly over 3metres.

- The village hall already has very poor sight lines when exiting the adjacent driveway. The applicant's site is very near to the junction with Colchester Road, and we consider the site too dangerous to allow vehicles to exit and enter. Parked cars and other activity on site could further obscure sight lines for the hall.
- There is no pavement in Bures Road. Traffic coming off Colchester Road into Bures Road often has to travel into the middle of the road to avoid pedestrians' and farm vehicles also use Bures Road to travel up to the grain storage facility at Church Farm. It is very busy at harvest time.
- There is a great deal of pedestrian traffic along this section – to the village hall and to the Meadows (our public open space) School children in particular walk down and back, to the bus stop on Colchester Road or further on to school and shops in Earls Colne.
- We have experienced flooding issues down Bures Road, past the hall onto the main road. This we believe is caused by ancient springs and has not been resolved. Further development of this site could result in increasing run off.
- The site is adjacent to a listed building and shares a border with a listed wall. The digging of foundations for the garage could result in the undermining of the wall.
- We cannot find any reason to agree that the building is eco-friendly. The applicant talks about 4 vehicles on site but does not suggest an EV charging point nor solar panels. Despite the possible problem with run off from surface water there is no mention of rainwater harvesting nor a sustainable drainage system.
- The applicant mentions the 'wave roof' to the north of the village hall, but this is a non-permanent canopy echoing similar structures found on heritage railway station platforms.

22/03084/FUL Land South Of Parish Hall Bures Road White Colne Essex Erection of garage/storage building to be used ancillary to 36 Colneford Hill. Comments as per comments for 22/03083/FUL

22/02423/HH 4 - 6 Colchester Road White Colne Essex CO6 2PN Installation of swimming pool in rear garden. No comment

22/03034/PLD Notification only. 15 Colne Park Road White Colne Essex CO6 2PL Application for Certificate of Lawfulness for a

proposed development Replacement of windows to front and rear elevations. No comment

22/03137/PDEM Notification only. Brooms Farm Colne Park Road White Colne Essex CO6 2QN Application for prior notification of proposed demolition -Demolition of existing bungalow. No comment

22/00344/OUT Appeal notice Brooms Farm Colne Park Road White Colne Essex CO6 2QN Outline planning application with all matters reserved for the erection of 2 dwellings. An appeal has been made to the Secretary of State following Braintree District Council's refusal of the above application/s. No comment

482.FINANCIAL MATTERS

(a) To set the budget for 2023/2024 – following discussions the budget was agreed and the precept will remain at £12243 for 2023/2024.

483.TO CONSIDER ANY MATTERS RECEIVED SINCE THE PREPARATION OF THE AGENDA WHICH THE CHAIRMAN CONSIDERS URGENT

- Cllrs Taylor, Wada & Watt met with Cllr Sidall and an ECC officer to discuss the issues around the Village Green. It was provisionally agreed to put stepped granite at the top, bottom and on the pavement to prevent further loss of the Green, caused by turning traffic. It is hoped there will be a feasibility study and the work agreed by March 2023.
- The geospatial survey for community energy project is now in and a Zoom meeting will be held soon.
- King Charles III Coronation – Cllr Taylor has been advised by Bruno Peake (pageant master) that there will not be official beacon lighting for the coronation as it will be less than a year since they were lit for Queen Elizabeth II Platinum jubilee celebrations.
- Warm Hub – awaiting the grant via the EALC.
- The café will be open next week 9am – 1pm and also on 21st December when Father Christmas will be visiting.

484. DATE OF NEXT MEETING – 17 January 2023

There being no further business the parish council meeting closed at 8.30pm