



# WHITE COLNE PARISH COUNCIL

White Colne Village Hall, Bures Road, White Colne, CO6 2QA.

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## Minutes of White Colne Parish Council Extra-Ordinary Meeting held at White Colne Village Hall on Friday 9<sup>th</sup> August 2024 at 11:00hrs.

Present: Cllr Jim Bond  
Cllr Jane Taylor (Chairperson)  
Cllr John Wilson  
Jim Morris, Parish Clerk

Also Present: 2 members of the public

### 031/24 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Kris Bell, Cllr John Brace, Cllr Denise Drizen, Cllr George Courtauld (The Colnes Ward), and Cllr Gabrielle Spray (The Colnes Ward).

### 032/24 DISCLOSURE OF INTERESTS

None received.

### 033/24 PUBLIC SESSION

Parishioners discussed the inclusion of *Land north of Colchester Road* (WHIC2302) as a potential development site in Braintree District Council's Local Plan review. The proposed site lay outside the settlement boundary, would be out of scale compared with the village, would be visually prominent, would be detrimental to biodiversity gains made at the site, and may lead to the closure of the footpath running across the site. A modest proposal including affordable housing for local people and in keeping with the scale of the village could be considered acceptable.

*The Meadow, south of 30 Colne Park Road* (WHIC2306) had also been included after answering BDC's 'call for sites.' The proposed development site was accessible only via an unclassified road, did not benefit from connection to the sewerage system, nor was it served by public transport. Part of the land was classified Public Right of Way as part of the walk along the former railway line. A previous proposal had been refused at Appeal.

**RESPONSE: Members thanked the parishioners for their input and resolved to bear the points raised in mind when considering Agenda item 6ii.**

### 034/24 MINUTES OF MEETING HELD 16.07.2024

Approval of the Minutes of White Colne Parish Council meeting held on 16.07.2024 was deferred to the next scheduled meeting.

### 035/24 MATTERS ARISING

Matters arising and ongoing from previous meetings (attached to record Minutes) were deferred to the next scheduled meeting.

### 036/24 PLANNING

#### i. Planning Applications:

a) Ref: [24/01503/FUL](#) (Appendix C).

Location: Little Grange, Boley Road, White Colne.

Proposal: Construction of a replacement dwelling. Existing dwelling to be demolished once replacement constructed.

**Response: White Colne Parish Council has no objection to Planning Application ref 24/01503/FUL.**

b) Ref: [24/01379/REM](#) (Appendix D).

Location: Land To The Rear Of, 5 Colne Park Road, White Colne.

Proposal: Application for Approval of Reserved Matters (in respect of Access, Appearance, Layout and Scale) pursuant to outline planning permission 22/02902/OUT granted 27.02.2023 for: Outline planning application with all matters reserved for the construction of 1 No. 3 bedroom bungalow.

**Response: White Colne Parish Council has no objection to Planning Application ref 24/01379/REM.**

c) Planning Applications, Appeals or Consultations notified by Braintree District Council, Essex County Council, or any other relevant body between the date of the Agenda and the meeting.

**None received.**

ii. Braintree District Local Plan Review 2041 (Attached to record Minutes).

**Response: White Colne Parish Council notes the inclusion of two potential development sites within White Colne parish in the Braintree District Council Local Plan Review, and makes the following comments:**

**WHIC2302 Land north of Colchester Road.**

White Colne Parish Council (WCPC) objects to the inclusion of site ref WHIC2302 as a potential development site. The site lies outside of White Colne's identified Development Boundary (as depicted in Local Plan Policy map 21A: *Earls Colne and White Colne*). Chapter 6.4 'Village Character and Size' of White Colne Village Design Statement states: "With the exception of permitted new builds for agricultural uses and the conversion of existing, redundant agricultural buildings, all development should be contained within the existing Village Envelope." In addition, Public Right of Way FP 10 119 runs through the site.

WCPC acknowledges the need for the Local Plan to be reviewed in order that it continues to remain relevant and workable with National Planning Policy Guidance. At the current 'call for sites' stage, however, it is unclear for what purpose WHIC2302 would be used. WCPC notes the Strategic Housing Land Availability Assessment (SHLAA) 'Key Statistics' published on Braintree District Council's website states that: "Braintree District has sufficient sites to meet its housing requirements." It is WCPC's assertion that no further sites are needed in order to meet BDC's identified SHLAA, and that site ref WHIC2302 should be removed from consideration for development at the earliest opportunity.

**WHIC2306 The Meadow, south of 30 Colne Park Road.**

White Colne Parish Council (WCPC) objects to the inclusion of site ref WHIC2306 as a potential development site. The site lies outside of White Colne's identified Development Boundary (as depicted in Local Plan Policy map 21A: *Earls Colne and White Colne*). Chapter 6.4 'Village Character and Size' of White Colne Village Design Statement states: "With the exception of permitted new builds for agricultural uses and the conversion of existing, redundant agricultural buildings, all development should be contained within the existing Village Envelope."

In addition, Public Right of Way FP 26 119 runs through the site and forms part of the walking route along the dismantled Colne Valley Railway.

A previous proposal for development at the site was dismissed at Appeal (APP/Z1510/W/19/3229655) on 3<sup>rd</sup> June 2020. The reasons for dismissal included that: "The proposal would disrupt some views across the open countryside from the PROW and in turn would alter the character and appearance of the area when viewed from this public space," "development would harm the character and appearance of the village, countryside, and the settlement pattern," and, "the proposal would cause an unacceptable level of harm to the character and appearance of the village and countryside which would significantly and demonstrably outweigh the benefits of the scheme." The Planning Inspector's findings and reasons for dismissal cannot be mitigated and, as such, the proposed development site is wholly unsuitable for consideration.

WCPC acknowledges the need for the Local Plan to be reviewed in order that it continues to remain relevant and workable with National Planning Policy Guidance. At the current 'call for sites' stage, however, it is unclear for what purpose WHIC2306 would be used. WCPC notes the Strategic Housing Land Availability Assessment (SHLAA) 'Key Statistics' published on Braintree District Council's website states that: "Braintree District has sufficient sites to meet its housing requirements." It is WCPC's assertion that no further sites are needed in order to meet BDC's identified SHLAA, and that site ref WHIC2306 should be removed from consideration for development at the earliest opportunity.

**037/24 ITEMS FOR INCLUSION ON THE AGENDA OF A FUTURE MEETING**

Apple Day, and Bures Road speed data collection were suggested.

**038/24 DATE OF NEXT MEETING**

The next meeting of White Colne Parish Council was scheduled to take place on Tuesday 17<sup>th</sup> September 2024 at White Colne Village Hall at 1930hrs. The meeting closed at 11:35hrs.

Signed.....

Date.....

DRAFT



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## MATTERS ARISING & ONGOING

### **007/24 PUBLIC QUESTIONS**

ACTION ARISING: Cllr Taylor to organise delivery of waste sacks to White Colne residents.

### **012/24 HIGHWAYS**

ACTION ARISING: Cllrs Bell and Bond to report speed data comparison.

### **013/24 POLICIES & DOCUMENTS**

ACTION ARISING: Clerk to assess new Model Financial Regulations for future consideration.

### **014/24 VILLAGE HALL**

ACTION ARISING: Cllr Siddall to clarify White Colne Village Hall ownership.

### **015/24 ALLOTMENTS**

ACTION ARISING: Cllr Taylor to ask for Allotment availability to be advertised in Three Colnes Magazine.

### **022/24 MATTERS ARISING**

ACTION ARISING: Cllr Taylor to write to Cllr Whitbread regarding Village Hall ownership.

### **025/24 HIGHWAYS**

ACTION ARISING: Cllrs Bell and Bond to gather speed data at Bures Road.

### **027/24 LEISURE & FACILITIES**

ACTION ARISING: Cllr Taylor to liaise with handyman re items arising from Bures Road play area report.

ACTION ARISING: Cllr Batchford to assess items arising from The Meadows play area report.

ACTION ARISING: Seek quotes for vacant Allotment plot maintenance.

ACTION ARISING: Clerk to update Allotment Allocation Policy.

### **036/24 PLANNING**

ACTION ARISING: Clerk to enter responses to Planning Applications and BDC Local Plan review Consultation.