

Minutes of a planning meeting of the Ramsey & Parkeston Parish Council held in the Ramsey War Memorial Hall, Church Hill, Ramsey on Thursday 21st July 2015

Present: Cllrs Collis, Davidson, Donn, Elmer, Ferguson, Howe, Passmore, Ramsay, Smith

Also Present: Lin Keating (Clerk)
33 members of the public
1 member of the Press

To accept apologies for absence: Cllrs Singh, Stertz

To consider Planning Application:

Application No: 15/00964/OUT
Address: Land Adj Two Villages School Mayes Lane Ramsey
Proposal: Erection of seventy-one dwellings and associated garages

The Chairman welcomed all to the meeting and summarised the documentation currently available via Tendring District Council:

- a) During the planning process consultation from the following bodies are sought; to date the following have been recorded:
- **Principal Tree & Landscape Officer**
No consultations have been made on this case
 - **Leisure Services**
No consultations have been made on this case
 - **Housing Services**
No consultations have been made on this case
 - **ECC Highways Dept**
No consultations have been made on this case
 - **Environment Agency**
TDC website states: *Comment Date: Wed 08 July 2015 – see documents dated 7th July 2015 – no such documents are available to view.*
 - **Essex Wildlife Trust**
No consultations have been made on this case
 - **Arch. Liaison Off, Essex Police**
No consultations have been made on this case
 - **ECC Schools Service**
No consultations have been made on this case
 - **ECC SuDS Consultee**
No consultations have been made on this case
 - **NHS Property Services Ltd**
There is a capacity deficit in the catchment practice and a developer S106 contribution of £21,394 is required to mitigate the 'capital cost' to NHS England for the provision of additional healthcare services arising directly as a result of the development proposal.
 - **Anglian Water Services Ltd**
No consultations have been made on this case
 - **Regeneration**
No consultations have been made on this case
 - **Environmental Health**
No consultations have been made on this case
 - **Natural England**
Statutory nature conservation sites: No Objection

Minutes of a planning meeting of the Ramsey & Parkeston Parish Council held in the Ramsey War Memorial Hall, Church Hill, Ramsey on Thursday 21st July 2015

b) Access and Design Statement claims:

- There are no existing trees or hedges on the site
- Access to the site will be positioned 75m from the junction with Church Hill
- Comments received from Highways England is no objection

The members of the public present and members of the RPPC dispute all of the above points.

c) The Chairman invited members of the public to submit comments on the application with the following points raised:

- current substation fails with power cuts suffered – the current supply could not support the additional housing
- current water supply is felt to be inadequate to support proposed development
- current sewerage struggling to support current housing and felt to be inadequate to support proposed development
- concerns of additional traffic causing air pollution deemed a health hazard to the pupils of Two Villages School and residents
- access/egress via Mayes Lane deemed hazardous adding to the congestion at school pick up/drop off times and volume of traffic along Mayes Lane
- current flooding problems would be multiplied with additional housing under proposed development
- Should optional brownfield sites not be considered first?
- Comments of the pre-application 14/30440/PREAPP are not available on TDC website although states *Comments available 19/12/14 – planning officer: Richard Matthams*
- Concerns of pressure of government in reaching their target of future development in housing:

The Chairman explained that the current situation of the Tendring District Local Plan to guide the future development across the District between now and 2032 is expected to be submitted to the Secretary of State early in 2017 (the current adopted Local Plan 2007 remains in force until such time)

A recent meeting of the TDC Local Plan Committee reported that the important Issues and Options Document is to be made available to residents, businesses, developers and other groups for their views. Current evidence suggests that 12,000 new homes will be needed over the 17 year period. The document states that around 2,400 properties can be delivered through sites that already have planning permission; 1,900 on sites in built up areas; 3,000 on greenfield sites on the edge of Clacton and Harwich; an additional 1,200 homes on greenfield sites on the edges of Tendring's smaller towns; 500 through the expansion of Tendring's larger villages. Further 1,000 could be provided on land crossing the Tendring/Colchester border planned for jointly by TDC and Colchester BC. That leaves approximately 2,000 more homes to be delivered with 4 options currently under consideration.

d) The Chairman closed the public debate to enable the RPPC to consider the application; in taking into consideration all comments made from the members of the public the view of the Ramsey & Parkeston Parish Council is to strongly object to the development with concerns of not being able to be specific with relative policies under the adopted TDC Local Plan 2007 where aspects of this are considered to be out of date and not in accordance with national planning policy, the following points are submitted:

- this development is not sustainable with current infrastructure deemed inadequate.
- the water mains currently struggles with the households reliant on it at present, and it will not be able to support an additional 71 households.

Minutes of a planning meeting of the Ramsey & Parkeston Parish Council held in the Ramsey War Memorial Hall, Church Hill, Ramsey on Thursday 21st July 2015

- Flooding into the village of Ramsey is regular due to the inadequacy of the current pumping station; an additional 71 dwellings would only add to the problem for the residents of Ramsey Village.
- Issues with the electricity substation tripping on occasion, due to demand from current households, would not be able to support an additional 71 households. TDC have announced their support in favour of *sticking to the Council's policy of maintain the green gap land* when refusing applications; this proposal would also contravene this policy.
- Safety of pedestrians and road users of potentially an additional 100+ vehicles on Mayes Lane, specifically schoolchildren attending the Two Villages School should be recognised as high priority.
- 71 new dwellings would put additional pressure on the already oversubscribed Two Village School with concerns of the quality of education delivered to the children attending the school.
- Highways England issues: the Ramsey & Parkeston Parish Council have over years and still have issues in trying to get maintenance placed within the Highways programme to ensure vegetation at the junction of Mayes Lane/Church Hill is carried out to address the hazards to road users at this junction of visibility of oncoming traffic; the additional volume of traffic would increase the hazard to a high level.
- Mayes Lane is 'a lane' not a substantial road built to take high volume of traffic
- Speed Limit Reduction: The Ramsey & Parkeston Parish Council have requested for the speed limit along Mayes Lane to be reduce to a 20mph zone with a survey carried out by Highways; the request was rejected at that time; should the proposal be approved a reduction in the speed limit is recommended.
- Access and Design Statement submitted claims: *There are no existing trees or hedges on the site. Access to the site will be positioned 75m from the junction with Church Hill. Comments received from Highways England is no objection*
The members of the RPPC dispute all of the above points.
- The Ramsey and Parkeston Parish Council request that the application is to be considered at a full planning committee
- At any such time that the application is approved the Ramsey & Parkeston Parish Council make an application for S106 funding towards the enhancement of the Ramsey Playing field facilities to enhance leisure facilities available to the proposed development.

The Chairman closed the meeting at 8.30 p.m.