

Minutes of the meeting of the Planning Committee of Messing cum Inworth Parish Council, held on 16/12/14 at 7.15pm at Messing Village Hall

Those Present:

Chair Andy Smith	Councillor Dick Youngs	Councillor John Dey
Councillor David Smith	Councillor James Culley	Borough Councillor Andrew Ellis
Parish Clerk Dawn Marriott	Member of Public David Sherwood	Member of Public David Hooker
Member of Public Kirk Culley	Member of Public Katherine Evans	Member of Public Matthew Firth

AGENDA

- P89/14 To receive apologies and record absences**
Parish Councillors Baxter and Longman and Borough Cllr Bentley sent their apologies. County Councillor Jowers was absent.
- P90/14 To receive Declarations of Interest**
Cllrs Culley and Youngs declared an interest in the Land North East of Messing School development.
- P91/14 Adjourn committee meeting for public participation**
- P92/14 Application 145133**
Solar Farm Birch Airfield, Blind Lane, Colchester Essex CO5 9XE
Birch Parish Council have agreed that Messing cum Inworth Parish Council take the lead with the developers in this matter. ACTION Clerk awaiting response from Push Energy regarding potential timings for the development. *Ongoing.*
- P93/14 Application 131747**
Solar Farm at Highfields Farm Inworth.
Clerk has been in contact with SunEdison and Foresight group regarding Community benefit payments. There appears to have been a breakdown of communication between these parties as to the agreement made by SunEdison, ACTION Clerk to write to SunEdison to express the Parish Councils disappointment as to the time taken in this matter. Village walk-about to be organised for spring 2015. *Ongoing.*
- P94/14 Application 146330**
Land North East of Messing School, School Road, Messing, CO5 9TH
Erection of 3 no, two storey dwellings (2 no affordable). Formation of new highways accesses, laying out of school car park and allotments. Questions were received by members of the public, and consideration given to all responses already given to CBC. Questions were also answered by Representatives from Granville Estates and the school board of governors. *Ongoing.*

Following consultations with the Messing consortium and local residents, the Parish council would like to support this application; the following statements are supported by the relevant National Planning Policy Framework March 2012, also subject to the planning conditions also listed below.

Messing Cum Inworth Council currently has a waiting list of 8 residents who would like allotments.

Achieving Sustainable Development- a social role

This application supports the recent Housing Needs survey (RCCE August 2013), which revealed a need for 2/3 affordable houses in the village.

Delivering wide choice of quality housing NPPF 6

54. In rural areas ---local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate.

Promoting healthy communities NPPF 8

72. Local planning authorities should take a proactive, positive and collaborative approach to meeting requirements to create, expand, and alter schools for existing and new communities.

Meeting the challenge of Climate change and flooding NPPF 10

99 and 100. Where new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning for green infrastructure.

Using opportunities offered by new development to reduce the causes and impacts of flooding.

Drainage

As Messing village already has a surface water flooding problem it is key that the new development does not, in any way, add to the issue. Therefore:

- Permeable paving to the car parking
- Flow away from site, from the car park to the rear field
- Pond in the paddock of Open Market House (OMH) to remain
- British geological survey infiltration maps suggest that the ground is suitable for infiltration type drainage and BGS Borehole log suggests that strata in the areas is suitable (sand and gravel). We would expect the developer to carry out testing of the ground conditions to confirm this before final drainage details are approved.
- Appropriate filters should be installed before allowing water to drain to Domsey brook and maintenance plans agreed for these schemes with the land owners
- **It is essential that the drainage scheme for this development works to 1:1000AEP standard and/or exceedance to drain to the field and not the road.**

Lighting

To avoid light pollution:

- To be low level, in the car park ,suitable for a current level of lighting in the village, and timed for school pickup and drop off only.
- PIR sensors on the houses

Design Houses

- Material/ housing design to be similar to those already in place in the village, i.e. Bouchiers Place and Messing Green to maintain character of the village.

Allotments

- Water supply to be installed
- Formal right of way to allow access to allotments
- Freehold to be gifted to the parish council
- Underground water storage measures be used to store rainwater for the allotments.

School Car Park

- We understands this will be on a long leasehold to the school, in the event of the school closing the lease to revert to the landowners, restrictive convent to prevent future development should this occur.

Screening

- Suitable screening for the borders of the allotments and paddock for OMH to be open fencing to keep current views
- Close boarded Fending/hedging to be agreed by property owners neighbouring the development, and suitable fencing between the new houses.

Paddock to OMH

- Restrictive convent no future development

ACTION Clerk to forward draft response to Cllr Baxter and then to CBC

The meeting closed at 7.50pm.

Agreed and signed 20/1/15.