

TERLING AND FAIRSTEAD PARISH COUNCIL

Minutes of the Planning Committee Meeting of Terling and Fairstead Parish Council held on Tuesday 24 October 2023 at 7.00pm, at Terling Village Hall, Terling

Present: **Mrs S McNamara (Chairman)**
Mr R Dixon
Mrs L Sime
Mrs J Halfhyde
Mr M Webster
Mr G Barnes
Miss T Curtis (Clerk/Responsible Financial Officer)

4 Members of the public

1. **Appointment of Chairman** – Sarah McNamara appointed as Chairman.
2. **Apologies for absence** Apologies for absence were received and accepted from Cllr Alder, Cllr Dervish, Cllr R Playle and Cllr Tugwell.
3. **Declaration of Interests**

Cllr Mark Webster declared an interest in matters relating to 12 and 3 The Estate Yard.
4. **Minutes of the Last Planning Meeting**

The minutes of the Parish Council Planning Committee meeting held on 10th November 2021 were approved as a correct record and signed by the Chairman.
5. **Meeting open to the Public**

The Chairman invited members of the public to speak at the beginning of each item. Members of the public declined to speak.
6. **Planning application 23/0220/TPO – 12 The Estate Yard Terling.**

David Gomer the Tree Consultant undertook a viewing of the tree from the roadside and he has confirmed he had no objections to the works. A reply has already been made to the application to confirm the Council had no comments to add.
7. **Application for a Certificate of Lawful Use for installation of a roller garage door 23/02452/HH– 3 The Estate Yard Terling. For information only.**

As this application is for information only no comments were required from the Council.
8. **Planning application 23/02452/HH 4 Mill Lane Terling - deadline 2 November 2023 – Addition of first floor, part two storey part single story rear extension, 4no. roof dormers, porch canopy to side elevation**

The chairman confirmed to the applicant who was present at the meeting that she was happy for her to make comment and the applicant declined.

RD noted that the agent for the applicant had not approached Braintree District Council ('BDC') for prior views on the application which was unusual for an application in a conservation area and near listed buildings. RD confirmed that there was a large increase in

floor area and believed that BDC may consider this to be over development. RD noted that there is a strong letter of objection already submitted to BDC.

MW confirmed he was also concerned at the size.

LS asked how it compared to the other properties in the Lane.

JH confirmed she did not have a problem with height.

RD confirmed the columns at the front were out of keeping and JH agreed.

RD confirmed there is an element of overlooking and constrained site.

RD confirmed that the Council support extension and alterations to properties but that the design must be proportionate to neighbouring properties and the site.

RD confirmed that applicant can reply to comment on BDC website and explained how to find this.

SM confirmed that the Council make their comments to BDC and that if BDC consider the points not relevant BDC do not take them then act upon those. SM confirmed the Council will make the report prior to the deadline.

9. Longfield Solar Farm – Section 106 Agreement

RD confirmed he had a copy of the s106 available if anyone wanted to view a copy. RD had spoken to Tim Havers at BDC who is dealing with the s106 agreement. It is understood the parties to the agreement will be the land owner, Chelmsford City Council, BDC and Essex County Council. RD confirmed that he had been told no further progress had been made.

LS confirmed the Council have previously listed community assets in order to access 106 monies in the future.

TC stated that it appeared from the wording that funds could be allocated across the whole of Chelmsford and Braintree districts. There was also the question at what point does it become s106 money and when does it become the yearly funds that are to be paid in from the scheme. Further investigation is required as to how this will work.

A member of the public confirmed he understood the continuing payment is linked to the solar farm profit. The member of the public was concerned that these profits could be disguised or not declared.

It was agreed that a working party would be set up once the s106 starts progressing further.

10. Date of next Parish Council Meeting 24 October 2023 at 7.30pm at Terling Village Hall and 5 December 2023 at 7.30pm at Square & Compasses, Fuller Street

End of meeting 19.23