



BRADFELD PARISH COUNCIL

Clerk to the Council: Mrs Line Djuve-Wood

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Minutes of the Extraordinary Parish Council Meeting held in Bradfield Village Hall on Tuesday 25th April 2023 at 7.30 p.m.

Present:

Cllr. K. Wynn (Chair)	Cllr. K. Burton (Vice Chair)
Cllr. S. Gunter	Cllr. R. Mitcham
Cllr. T. Weal	Cllr. R. Scott
Cllr. J. Welsh	Cllr. V. Osborne
Cllr. A. Coley	

In Attendance: 91 members of the public L. Djuve-Wood (Clerk)

214/22 Apologies for Absence

There were no apologies for absence.

215/22 Declarations of Interest

There were no declarations of interest.

216/22 Minutes of the Previous Meeting

It was **RESOLVED** that the minutes of the Full Council meeting held on the 4th April 2023 be approved as a correct record and signed by the Chair.

217/22 Public Participation

There were 91 members of the public present.

Frustration, anger and objections were expressed regarding planning applications 23/00525/FUL and 23/00544/VOC.

In terms of planning application **23/00525/FUL** *Proposed part retrospective application to create 4no. plots for residential use by Gypsy and Traveller family with associated works including new access, erection of fencing, installation of cesspit, soft landscaping, dayroom and hardstanding, Land to The East of Straight Road*, strong objections were had.

Disapproval was voiced to the way in which occupancy of the land by the applicant had taken place over a bank holiday weekend. It was noted that already there were six caravans on site rather than the four applied for retrospectively. Concern was expressed that this number would increase further over time considering the size of the land in question.

Frustration was also expressed over the amount of trees that had been previously cut down on the site to accommodate an earlier rejected and unrelated planning application, destroying wildlife and plantlife, the current noise disruption to neighbouring residents with the applicant having brought in in excess of 20 lorries offloading aggregate material, the fence that had been erected as well as the creation of a new access way. It was emphasised that the development is outside the village envelope and that the adopted

Tendring District Council Local Plan states that there is no current or future need for any new plots of land to be allocated for the purpose of traveller sites.

Queries were also had over the ownership of the land and questions arose as to why TDC's enforcement team had not put a stop to the continuation of development whilst the planning application is under consideration.

Another particular concern was the inability of members of the public to comment and object anonymously on TDC's planning portal and the parish council was asked to assist in finding a way to enable anonymous commenting.

Cllr. Wynn referred all members of the public to guidance issued on Tendring District Council's website regarding anonymous commenting. It was agreed that the Clerk would contact the planning officer to put forward the concerns expressed by members of the public as well as add the telephone number for TDC Environmental Services to report noise pollution to the minutes:

➤ **TDC Environmental Services: 01255 686767 (Out of Hours: 01255 222022)**

Regarding planning application **23/00544/VOC**, *Application under Section 73 of the Town and Country Planning Act, to allow a variation of condition 5 (Caravan occupation dates) of 20/01556/FUL to enable/allow the campsite to open for all the year round, The Strangers Home*, it was noted that approval of this application would alter the entire nature of the campsite. It would also cause an increase in volume of traffic, more noise pollution and disturbance for neighbouring residents and impact the AONB. It was specified that Bradfield does not have the infrastructure in place for all-year occupancy, including schools and GP surgeries and that there are more suitable areas within Tendring for this type of application.

A member of the public added that both of the above planning applications would result in a further increase in traffic through the village and requested that Essex Highways be asked to carry out a highways risk assessment. Cllr. Wynn noted that Essex Highways, at the request of the Parish Council, are currently carrying out annual traffic and volume surveys along Straight Road and Steam Mill Road.

The clerk was asked to contact the planning officer requesting that in view of public interest, the deadline for commenting on planning application 23/00525/FUL be extended.

218/22 Planning Applications –

- a) To consider commenting on Planning Application 23/00502/FULHH, Proposed alterations of existing site frontage and erection of new single storey garage, Evenlode Straight Road, Bradfield, CO11 2RA**

It was **RESOLVED** that the Council have no comments on this application.

- b) To consider commenting on Planning Application 23/00525/FUL, Proposed part retrospective application to create 4no. plots for residential use by Gypsy and Traveller family with associated works including new access, erection of fencing, installation of cesspit, soft landscaping, dayroom and hardstanding, Land to The East of Straight Road, Bradfield, CO11 2RA**

It was **RESOLVED** that the Council request that District Cllr. Zoe Fairley call-in the application to the planning committee. It was also **RESOLVED** that the Council strongly object to the application. Comment submitted to the planning officer as follows:

It is the view of Bradfield Parish Council that this Retrospective Planning Application is a cynical and manipulative application in order to create a fait accompli. Over a bank holiday weekend an incursion onto this land was completed. Including the removal of hedgerows, the erection of gates and fences, the creation of areas of hardstanding and the establishment of six large mobile homes.

We are told by neighbours that they have witnessed at least 20 large lorries offloading aggregate material to the site.

Only after this considerable construction, has this application been submitted. In effect, much of what is contained in the application has already been established, without any planning consent. The applicants continue to consolidate their occupation even before the period of public consultation has been concluded.

It is the view of the Parish Council that this amounts to a total disregard of the planning processes and a bullying attitude to the local community.

Bradfield Parish Council wishes to formally register their objection to this application for the planning reasons stated below:

This proposed development is outside the parish development area (the village envelope). The site was an area of natural woodland, until recently decimated by a previous applicant. However, the site still provides a natural Green Gap at the village edge.

Bradfield currently has three approved building sites in progress, providing a small number of dwellings within the Bradfield Development Area. These sites are commensurate with the size of the parish.

There is no identified local need for additional dwellings, of any description.

A very recent planning application (22/00239/OUT) to build three dwellings on this exact site was refused by Tendring District Council on the 26th May 2022.

That previous applicant then registered an appeal against that refusal decision (Reference – APP/P1560/W/22/3301013). The appeal was considered and was refused by the Planning Inspector Terrence Kemmann-Lane JP DipTP FRTPI MCMI on the 2nd February 2023.

The appeal decision and narrative clearly does not support development on this land. That decision was made less than three months before this retrospective application was submitted.

The Parish Council understands that this is an application for residential use by Gypsy and Traveller Families. However, the Tendring District Local Plan (Policy LP9) clearly states that there is no current or future need for any new plots of land to be allocated for this purpose, in the Tendring District.

Any future designation of new land for this purpose will be accommodated in the Garden Community, which is a part of the Planning Inspector Approved Joint Local Plan for Tendring District and Colchester City. Provision for Gypsy and Traveller Families within the Garden Community will meet all sustainability standards.

There are currently four large housing developments under construction, and a further site with planning approval, all within two miles of the applicant's site. These comprise of:

- Newlands, Mistley (Cala Homes) – 76 Dwellings
- River Reach, Mistley (Hopkins Homes) – 235 Dwellings
- Lawford Green, Lawford and Mistley (Rose Builders) – 440 Dwellings
- Manningtree Park, Mistley (City & Country Developments) – 485 Dwellings
- Stour View, Mistley (Rose Builders) – 72 Dwellings

This substantial increase in dwellings just off the Bradfield Village boundary, further demonstrates that any further dwellings are not required.

Bradfield Parish is within the Tendring District. Tendring District Council has a Planning Inspector approved and adopted Local Plan. In the plan Tendring District has a requirement to demonstrate a Housing Supply Calculation of 5 years. District Council Planning Officers have re-run the Housing Supply Calculation on the 1st April 2022. The calculations within the SHLAA (chapter 6) gave a deliverable housing supply position of 6.89 years.

The Objectively Assessed Housing Need (OAN) as set out in Section 1 of the Tendring District Local Plan (2013-2033) confirms that 550 homes per year are required in the district. The below table shows the delivered completions:

Year	Dwellings Completed
2016/17	658
2017/18	565
2018/19	915
2019/20	784
2020/21	646
2021/22	777

We submit that this is further evidence that it cannot be justified that any housing need, of any description, is required on this site.

c) To consider commenting on Planning Application 23/00544/VOC, Application under Section 73 of the Town and Country Planning Act, to allow a variation of condition 5 (Caravan occupation dates) of 20/01556/FUL to enable/allow the campsite to open for all the year round, The Strangers Home, The Street, Bradfield, CO11 2US

It was **RESOLVED** that the Council object to this planning application (subsequently, the Clerk was also asked to request that District Cllr. Zoe Fairley call-in the application to the planning committee). Comment submitted to the planning officer as follows:

Bradfield Parish Council wishes to formally register their objection to this application for the planning reasons stated below:

The application is confusing, in that the header of the application refers to the applicant's desire to vary the **Occupation Dates** of the caravans on the site of the Strangers Home. However, the text of the Design and Access Statement (DAS) and the Agent's supplementary report supplied to Bradfield Parish Council, indicates that the application desires to vary only the opening dates for the site itself, and the Caravan Occupancy dates would remain unchanged.

The Strangers Home has historically been a seasonal Holiday Park, which under the previous ownership was well run. During that ownership there was never any intention to open the park for 12 months of the year.

In the supplementary document and the DAS, the applicant's agent states that they have had pre-application discussions with Planning Officer Amy Lang, during which certain statements were made by the planning officer regarding existing planning conditions which would remain, even if this application were approved.

Were these discussions formal Pre-Application meetings? Is there a record of those discussions? It is difficult to properly understand the true nature of this application, and the intentions of the applicants without understanding what those statements from the Planning Officer contained.

The Strangers Home is located in the Bradfield Conservation Area. The Parish Council has real concerns that an 'all year' operation will significantly change the character of the site. The seasonal nature of a facility providing short-term camping and caravanning for tourists would change entirely and the ability to monitor Caravan Occupancy Restrictions would be impossible.

This application (supported by the DAS and the Agent's Supplementary Report) gives only economic viability reasons for requiring 'all-year opening'.

The applicant's justification for this application for all year opening, is contained in the DAS, which states, ***"..to allow the pub to organise Halloween, Bonfire Night, Christmas & New Year parties & events on the campsite & public house...."***

However, the current authorised opening dates allow the Strangers Home site to open between the 1st March until the 2nd January the following year. All of the above events are on dates which fall within the current permitted opening dates!

Therefore, the need for this application is not justified.

d) To consider commenting on Planning Application 23/00546/FULHH, Proposed single storey front extension and single storey rear extension, Fairview, Steam Mill Road, Bradfield, CO11 2QY

It was **RESOLVED** that the Council have no comments on this application.

There being no further business the Chair closed the meeting at 8:14 p.m.

Signed Chair Dated