

STOKE BY NAYLAND PARISH COUNCIL
MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE
4 FEBRUARY 2025, 7.30PM AT THE VILLAGE HALL

Present: Martin Nielsen (MN) - Chairman
Adam Sedgwick (AS)
Vivienne Klimowicz (VK)
Steve Green (SG)
Fred Grosch (FG)
Stevie Bezencenet (SB)

Apologies: Sean Fry (SF) – Vice-Chairman

In attendance: James Dark – Clerk (JD)

1 APOLOGIES FOR ABSENCE

SF had given his apologies which were accepted.

2 DECLARATIONS OF INTEREST IN ANY AGENDA ITEM

None.

3 PUBLIC FORUM

No members of the public were present.

4 MINUTES

4.1 Minutes of the previous meeting

The minutes of the meeting held on 7 January 2025 were agreed and signed.

4.2 Actions from the previous meeting not covered elsewhere on the agenda

- MN reported that he had not drafted a letter to ECC Highways requesting that Boxted bridge is reopened to pedestrians, cyclists and canoes as that had been superseded by events (see 8.2 below).

- SG reported that he would be meeting the Stoke by Nayland Club shortly to discuss its proposal for diverting a footpath alongside the B1068.

5 PLANNING APPLICATIONS

6.1 Application DC/25/00228 – Oakbeams

No comments to be submitted in response to the application

6.2 Application DC/24/05460 – Land adjacent to Ryegate House

A draft response circulated before the meeting was noted. Councillors endorsed the objections to the application including the proposal's misalignment with the parish's housing need and apparent failure to meet the requirements of local and national planning policies. It was also considered that the application has unsuitable access to and from the B1068 and poor connectivity to the surrounding area.

Action: AS to include the further issues noted by councillors in the response to the consultation. Clerk to submit the response.

6.3 Application DC/24/05460 – DC/25/00397 - 1 Clipt Bush Cottages

No comments to be submitted in response to the application

6 PLANNING DECISIONS

6.1 Application DC/24/04978 – Stoke Priory

Approval of the application was noted.

6.2 Application DC/24/05376 - Scotland Place Barn; DC/24/05415 - the Rosary

The District Council's decision not to object to applications was noted

7 PLANNING CONTROL

No items were reported.

8 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT

8.1 Status of Box Valley South undergrounding scheme

Correspondence from Dedham Vale National Landscape on the scheme's status and potential to revive it, which would include undergrounding cabling on School St, was noted. It was agreed that a meeting would be held with School St residents to discuss the possibility of taking the scheme forward. It was agreed that the manager of Tendring Hall Estate should be asked to attend as the owner of several properties in the scheme area. A site visit would be requested with DVNL at the appropriate point.

Action: MN/AS to arrange the meeting with residents.

Action: Clerk to respond to Dedham Vale National Landscape on the possibility of a site visit.

8.2 Developments related to Boxted Bridge

MN reported on a meeting between local stakeholders and Essex County Council Highways – the promoters of the scheme to replace the current bridge structure. ECC had agreed that if forthcoming tests by its consultants showed no immediate danger of collapse the bridge would be re-opened to pedestrians and cyclists.

MN reported that officers at Babergh District Council, one of the planning authorities that will determine ECC's planning application for bridge replacement, had not been responsive to his requests for a meeting. The objective would be for MN to answer any questions on planning and engineering reports commissioned by lobby group Save Our Bridge, which examined issues around ECC's application to replace the bridge.

Action: Clerk to write to BDC requesting that they meet with MN.

9 NATURAL ENVIRONMENT

It was noted that flooding occurs regularly in a dip in the road near the Priory on the edge of Stoke village.

Action: MN/VK to examine the site to see if a low cost engineering solution might be available to prevent the issue.

SG reported that he would be meeting SCC's rights of way manager to discuss the parish council's requests for maintenance and improvements of footpaths in the parish.

10 PLANNING AND ENVIRONMENT ISSUES ARISING

10.1 Clerk and Chairman's correspondence

It was agreed that correspondence on dog waste from the chairman of the Recreation Ground committee would be considered at the March parish council meeting.

11 DATE AND TIMING OF NEXT MEETING

Tuesday 4 March 2025 at 7.00pm – Venue: Village Hall.

The Chairman closed the meeting at 8.30pm.