



**BRANTHAM PARISH COUNCIL PLANNING COMMITTEE**

Minutes

13 January 2023, 7.00pm at Brantham Leisure Centre

**PRESENT:** Mal Bridgeman (MB) (Chair)  
Lesley Cherry (LC)  
Chris Couchman (CC)  
Eric Osben (EO)

**IN ATTENDANCE:** Sarah Keys (SK) (Clerk)

PLC 01.23.01	APOLOGIES FOR ABSENCE None.
PLC 01.23.02	MINUTES The minutes of the previous meeting were approved as an accurate record of the meeting and duly signed.
PLC 01.23.03	DECLARATION OF INTEREST None
PLC 01.23.04	<p>PLANNING APPLICATIONS</p> <p>DC/22/06270 15 Elm Close, Brantham, CO11 1TD Erection of two storey side extension and single storey rear extension (following demolition of garage) BPC NOTED CONCERNS ABOUT MAINTENANCE OF THE PROPERTY GIVEN ITS PROXIMITY TO THE BOUNDARY.</p> <p>DC/22/05970 Holy Family Catholic Church, Brantham Hill, Brantham, CO11 1SZ Erection of an infill rear extension to provide toilet facility; Creation of door opening to rear from existing window providing additional access and erection of storage shed BPC MADE NO COMMENT</p> <p>DC/23/00048 28 Hardy Close Brantham Manningtree Suffolk CO11 1RQ Application for Works to Trees Subject to Tree Preservation Order BT123/T1 - Reduce 1No. Oak (T1) to previous cutting points, by 4m overall. Remove larger deadwood from the crown. BPC MADE NO COMMENT</p> <p>DC/23/00144 42 New Village, Brantham, Manningtree, Suffolk CO11 1RL Erection of single storey side extension and alterations to existing rear extension. BPC MADE NO COMMENT</p>
PLC 01.23.05	PLANNING RESULTS None.
PLC 01.23.06	CORRESPONDENCE AND LATE PLANNING APPLICATIONS None.



PLC 01.23.07	DATE OF NEXT MEETING Wednesday 25 January 2023, 7.30pm, Brantham Village Hall
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**MEETING FINISHED AT 7.42pm**

**SIGNED.....DATED.....**

**APPENDIX A**

**Comments on the third revision of the documents for DC/21/04359 dated 20 Dec 2021**

Again \*all\* the comments from the Brantham Parish Council’s previous three submissions still stand so please read this response in conjunction with those comments regarding children going to school, pedestrians using nearby routes, dark skies, paths through the development, the distribution of, the materials used on and the occupancy of the affordable rent and shared ownership properties, the materials palette, visitor carpark spaces and the refuse plan.

The Brantham Parish Council finds the new documentation still at odds with the planning appeal decision and still has not addressed the important issues raised previously.

BPC fully support the comments made on Sustainability and Climate change made by the Environmental Health team on 10th January.

Key issues raised in this revision are:

**Affordable Housing**

The distribution of, and materials used to construct, the affordable and shared ownership houses - Designing these properties as near neighbours and constructing them of different materials unnecessarily sign posts the dwellings as affordable. A much more even distribution of these properties throughout the development is desirable. We would reinforce a desire that a number of these properties be reserved for residents with a strong connection to the village of Brantham

**Building Height**

The required 1.5 height buildings are still almost as tall as the 2height dwellings and do not achieve the Appeal ambition of softening the landscape when viewed from East End.

**EV Charging**

Whilst very pleasing to see EV charging points addressed in the plan, BPC is disappointed they are only plots with potential for EV charging and is further disappointed that the affordable housing plots are largely excluded even from the potential of EV charging. The carpark spaces are still shown as one behind rather than side by side with the attendant issues that arise as previously explained.



**Materials**

The materials plan has not addressed the earlier comments regarding the elevational treatments needing to come from the Palette of colours suggested by the AONB Publication "Guidance on the selection and use of colour in Development: Guidance". The neighbouring Dedham Vale AONB continue to insist on the adoption of such guidance within new developments, and a similar and no lesser compliance will be acceptable in this application. BPC still insist that the use of locally sourced materials be included as a condition.

**Perimeter**

In the Site Layout plan there appears to be a gap behind the gardens of plots 12, 13, 14, 15, 16, 17, the corner carpark, plots 18-21, 22, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 49, 50, 51, 52, and the drainage bowl and the neighbouring properties. BPC is unclear how this gap will be in reality, is it a pathway, hedging etc? How wide will the gap be and what provision is planned if it is a gap to be fit for purpose and prevent the void being used inappropriately.

**Refuse Plan**

In addition to comments made previously about refuse we find it inappropriate for the residents in Plots 64 and 65 to have to wheel their bins to outside plot 63, similarly plots 16, 42, 38 & 39 have unnecessarily long routes requiring the gardens of these plots to be made smaller in order to provide a walkway for the bins.

**Drainage**

Local residents have commented to the council that water tends to collect more in the South and Eastern parts of the land so hope the various draining plans can be amended to accommodate the natural drainage requirement.