

**Minutes of Meeting on the 15<sup>th</sup> July 2025**  
**Elmstead Parish Council Planning Committee**  
**Community Centre, School Road, Elmstead Market, CO7 7ET**

**Present:** Councillors Adam Gladwin, Maxine Jeggo and Tony Sanders.

**Also present:** Mrs Baxter (clerk) and two members of public.

**Absent:** Cllr Richfield

The meeting opened at 7.45pm

**25/009 Apologies of Absence**

None.

**25/010 Declaration of Pecuniary Interests and Personal Interests**

None

**25/011 Approval and signing of the minutes from the meeting held on 14<sup>th</sup> January 2025.**

It was resolved to accept the minutes from 14<sup>th</sup> January 2025 as true and accurate.

Proposed: Cllr Sanders, Seconded: Cllr Jeggo, all in favour.

**25/012 Public Speaking**

None.

**25/013 Potential Planning**

*To discuss a potential development off Clacton Road northwest of Beth Chatto Gardens.*

*To agree initial comments to return to the developer.*

Following a call from Flying Trade Group PLC, Cllrs Gladwin and Richfield, and Mrs Baxter met with a representative to discuss a potential development idea. They were advised to contact us by TDC.

They have an interest and control of land on the opposite side of the Beth Chatto entrance road to the current planning application in front of Beth Chatto Gardens. They wanted an alternative to the development and access road that is being proposed in that current application and think they could provide a better placed access road. They are in the early stages of examining what they could do.

The committee viewed the land in question, to the west of the Beth Chatto entrance Road behind the houses that front onto Clacton Road.

At the meeting with Flying Trade we shared our concerns regarding current developments and the lack of infrastructure, and the road safety concerns raised regarding the adjacent planning application. Also the issue of our Neighbourhood Plan policies not supporting development in that area.

The prospective development timeline wouldn't coincide with potential S106 contributions to the New Community Centre.

They didn't give a number of properties as it's early stages but perhaps 50-60. The housing needs survey we did as part of our Neighbourhood Plan prioritises 1 and 2 bedroom houses, which if a developer provides more of does lead to higher numbers of houses.

A development here would not be supported by policies 1 and 3 of our NP. The NP is less than a year old and was supported by an overwhelming majority at referendum. However Tendring has higher housing targets than a year ago.

The village needs improved school and GP facilities, the council could consider supporting developments that contribute significantly to those.

Beth Chatto may be more in favour of the access road that this development could provide. It was discussed how the two different developments could impact Beth Chatto and the picnic areas around the gardens.

The PC does support better access for Beth Chatto but not at the cost of additional houses.

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It's difficult to weigh the benefits versus the number of houses. Particularly as contributions to the NHS and education don't go directly to local improvements.

We could suggest that we speak to them as part of our mid-term NP review to discuss further with some additional community engagement.

We could respond that we've looked at our policies and we don't have a policy that would support it currently.

A member of public suggested that with the current application providing a poor solution but the potential that it might be approved there is an opportunity to engage with a better thought-out overall plan, with better community facilities.

It was resolved to respond that the council can't support development in this location because of its Neighbourhood Plan. However we are happy to have a further discussion with them when we do our mid-term review. We'll include our concerns about development, infrastructure and traffic. To add that we do support Beth Chatto having a better access road but not at any cost.

Cllr Gladwin will draft a response and circulate it.

Proposed: Cllr Gladwin, Seconded: Cllr Sanders, all in favour.

**25/014 Items for next agenda or for information only.**

None.

**25/015 Date of next meeting if required.**

As required.

**The meeting closed at 8.30pm.**

**Minuted by Mrs A Baxter**

**Contact: [elmsteadparish@gmail.com](mailto:elmsteadparish@gmail.com) Telephone: 07907 610381**

Signature .....

Date .....