

MEMBERS' UPDATE

CHIEF EXECUTIVE'S OFFICE
CHIEF EXECUTIVE
Fiona Marshall

09 June 2017

Dear Councillor

NORTH WESTERN AREA PLANNING COMMITTEE - MONDAY 12 JUNE 2017

Please find enclosed the Members' Update for the above meeting, detailing any further information received in relation to the following items of business since the agenda was printed.

5. **FULMAL1601142 - Stow Maries Aerodrome, Hackmans Lane, Cold Norton**
(Pages 3 - 6)
6. **LBCMAL1601143 - Stow Maries Aerodrome Hackmans Lane Cold Norton Essex** (Pages 7 - 10)
8. **OUTMAL1700364 - Rear of Strawberry Lane, Tolleshunt Knights** (Pages 11 - 12)

Yours faithfully

A handwritten signature in blue ink, appearing to read 'F. R. Marshall', enclosed within a large, hand-drawn oval.

Chief Executive

This page is intentionally left blank

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
CHIEF EXECUTIVE**

to
NORTH WESTERN AREA PLANNING COMMITTEE
12 JUNE 2017

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	FUL/MAL/16/01142
Location	Stow Maries Aerodrome Hackmans Lane Cold Norton Essex
Proposal	<p>Planning Application for operational arrangements for the use of the Airfield at Stow Maries Great War Aerodrome including hours of operation, restrictions on the number of take-offs and landings, and arrangements for Special Public Event days. The arrangements to be as follows:</p> <ul style="list-style-type: none"> • The airstrip to be used by fixed wing and propeller driven aircraft; helicopters, apart from emergency services machines, may only use the site in the event of emergency or during Public Event days • Take-offs and landings only after 08.00 hours and no later than either 20.00 hours, or sunset whichever is earlier • In the Winter months (November to April inclusive) there shall be no more than 25 landings and 25 take-offs per day • In the Summer months (May to October inclusive) there shall be no more than 25 landings and 25 take-offs on weekdays • In the Summer months (May to October inclusive) there shall be a maximum of 50 landings and take-offs per day at weekends and bank holidays apart from Special Public Event Flying days when maximum landings and take-offs are increased to 75 take-offs and 75 landings per day
Applicant	The Trustees - Stow Maries Great War Aerodrome Trust
Agent	Ms Sarah Threlfall - TMA Chartered Surveyors
Target Decision Date	24.01.2017
Case Officer	Yee Cheung, Tel: 01621 876220
Parish	COLD NORTON
Reason for Referral to the Committee / Council	Major Application Member Call In

1. RECOMMENDATION

(Details of reasons for refusal or conditions where approval is recommended will be listed at the end of the report.)

APPROVED subject to the conditions as detailed in Section 8 of this report and subject to the satisfactory completion of a S106 legal agreement’.

5. MAIN CONSIDERATIONS

5.2 Impact on Residential Amenity

This paragraph currently reads:-

5.2.4 The Environmental Health Team has raised no objection to the proposal subject to conditions to be imposed should the application be approved. It was advised that the introduction sets out the current conditions and seeks to address the discrepancy and confusion caused by the change in terminology between what was originally proposed and supported by the Environmental Health Officer’s recommendations and the eventual wording of the Condition 4 of planning application 09/00250/FUL. ~~This is important as it forms the basis for comparing the likely impact of the increased activity proposed in this current application. The Team accepts the consultant’s explanation and shared understanding that a movement is a take-off *or* a landing and that the current Condition 14 restriction allows 24 movements per day.~~

This paragraph is amended to read:-

5.2.4 The Environmental Health Team has raised no objection to the proposal subject to conditions to be imposed should the application be approved. It was advised that the introduction sets out the current conditions and seeks to address the discrepancy and confusion caused by the change in terminology between what was originally proposed and supported by the Environmental Health Officer’s recommendations and the eventual wording of the Condition 4 of planning application 09/00250/FUL.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.4 Representations received from Interested Parties (summarised)

7.4.2 Letters were received **in support** of the application from the following and the reasons for support are summarised as set out in the table below:

- Mr Mike Cain, 111 Poynings Avenue, Southend-On-Sea SS2 4RX
- Dr. Bruce Alexander, MBBCh, DA vMed, MFGP, DOH. Cheiron Medical, 9 de Havillands, Bekesbourne, Kent, CT4 5BW, UK
- Mr Mike Potts, 2 Furze Road, Maidenhead SL6 7RY

Supporting Comment	Officer Response
<ul style="list-style-type: none">• SMGWA is a rare and valuable asset• The aerodrome must have income to support its activities, the educational aspect of which is not limited to merely the younger generation but serves to remind us all of the debt we owe to the airmen who flew from here a century ago.	<ul style="list-style-type: none">• Noted

Supporting Comment	Officer Response
<ul style="list-style-type: none"> • The flying activity at any airfield provides not only revenue but added interest for visitors • The number of additional aircraft movements being requested is not excessive and Stow Maries is never going to be a busy training aerodrome, • If that is the fear. It should be borne in mind that the flying at Stow Maries, like anywhere else, would in any case be governed by weather conditions • Preserves one of the few remaining historically important RAF aerodromes • Runs a museum containing vintage aircraft • There is a nature reserve open to visitors • A modest proposal that should be supported • The airfield is a haven for wild life and an excellent tool for proving children with ambition in science and engineering 	

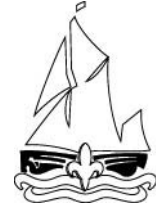
7.4.3 Letters were received **commenting** on the application from the following, summarised as set out in the table below:

- Mr Timothy Griffiths 161 Dovehouse Drive Wellesbourne CV35 9NW
- Trevor & Gill Crosby Flambirds Farm Hackmans Lane Purleigh

Comment	Officer Response
<ul style="list-style-type: none"> • The noise is so loud it drowned out our conversation as the planes was so low overhead • Happy to accommodate noise measuring equipment to measure noise of future flying display • The type of aircrafts used on site is an important consideration • Developed properly, it will have a great impact on the local education scene 	Noted

This page is intentionally left blank

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
CHIEF EXECUTIVE**

to
NORTH WESTERN AREA PLANNING COMMITTEE
12 JUNE 2017

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	LBC/MAL/16/01143
Location	Stow Maries Aerodrome Hackmans Lane Cold Norton Essex
Proposal	Planning Application for operational arrangements for the use of the Airfield at Stow Maries Great War Aerodrome including hours of operation, restrictions on the number of take offs and landings, and arrangements for Special Public Event days.
Applicant	Ms Sarah Threlfall - TMA Chartered Surveyors
Agent	The Trustees - Stow Maries Great War Aerodrome Trust
Target Decision Date	24.01.2017
Case Officer	Yee Cheung, TEL: 01621 876220
Parish	COLD NORTON
Reason for Referral to the Committee / Council	Member Call In

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.4 Representations received from Interested Parties (*summarised*)

7.4.1 Letters were received **objecting** to the application from the following and the reasons for objection are summarised as set out in the table below:

- Anthony James Chappell, The Limes, Church Lane, Stow Maries, Essex

Objection Comment	Officer Response
<ul style="list-style-type: none"> • The Parish Council was not made aware of the noise report • Why has this application not been determined within its target date • The airfield should be promoting old planes not new planes • The increase in annual flights would amount to approximately 25, 000 • Increase in noise - Why were the noise levels taken over a quarter of a mile away? 	

Objection Comment	Officer Response
<ul style="list-style-type: none"> • Will this become a flying club? • Very serious noise disturbance 	

7.4.2 Letters were received **in support** of the application from the following and the reasons for support are summarised as set out in the table below:

- Christopher Jesson, 23, Bankfields, Headcorn, Ashford, Kent

Supporting Comment	Officer Response
<ul style="list-style-type: none"> • Stow Maries Great War Aerodrome is a unique piece of aviation history, being the only surviving ACTIVE OPERATIONAL First World War airfield in the world. • To enhance the atmosphere of the airfield, it is only natural to offer Air Displays demonstrating the genuine First World War aircraft that they now have resident on site. • The current limitations to the movement of aircraft make it impossible to achieve a sensible air display, and implore you to increase their daily movements to a more realistic level. • Fully understand the concerns of the people who live near the airfield, and as an Air display pilot, every effort would be made to reduce the noise impact on the local area • The airfield is also home to a great variety of wildlife and the aircraft have had no noticeable effect on the wildlife. • Granting Stow Maries an increase in aircraft movements would enable them to demonstrate the true nature of the site, and what it represents. 	Noted

7.4.3 Letters were received **commenting** on the application from the following, summarised as set out in the table below:

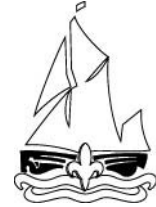
- Trevor & Gill Crosby Flambirds Farm Hackmans Lane Purleigh

Comment	Officer Response
<ul style="list-style-type: none"> • The noise is so loud it drowned out our conversation as the planes was so low overhead 	Noted

Comment	Officer Response
<ul style="list-style-type: none">• Happy to accommodate noise measuring equipment to measure noise of future flying display• The type of aircrafts used on site is an important consideration• Developed properly, it will have a great impact on the local education scene	

This page is intentionally left blank

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
CHIEF EXECUTIVE**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
12 JUNE 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 8

Application Number	OUT/MAL/17/00364
Location	Rear of Strawberry Lane Tolleshunt Knights Essex
Proposal	Outline planning to erect up to 27 dwellings and form access road onto Brook Close
Applicant	Mr C Newenham - Wilkin & Sons Ltd
Agent	Mr Phillip McIntosh - Melville Dunbar Associates
Target Decision Date	10.07.2017
Case Officer	Yee Cheung, TEL: 01621 876220
Parish	TOLLESHUNT KNIGHTS
Reason for Referral to the Committee / Council	Member Call In

Letter from Agent dated 5 June 2017

Since the publication of the Agenda, the Applicant has requested that the planning application to be deferred so that issues raised by the Environment Agency and ECC SUDs Team can be addressed.

The Agent advises that the site will contain an adopted road which will be accessible by pedestrians, allowing access by all residents within Tolleshunt Knights to the proposed open space. The site will also provide footpath extensions in Strawberry Lane to D'Arcy Road to link with existing footpaths.

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.3 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Urban Design Officer	Objects to the proposal due to the lack of connectivity to access the necessary facilities and services in support of the development especially for the pedestrian and cyclist.	

Name of Internal Consultee	Comment	Officer Response
	Concerns are also raised with regard to the layout, scale and appearance of the proposed development but these are Reserved Matters and could be reconsidered at a later stage	

7.4 Representations received from Interested Parties (*summarised*)

7.4.1 Letters were received **objecting** to the application from the following and the reasons for objection are summarised as set out in the table below:

- Mrs Jill M Ellis 3 Brook Close Tolleshunt Knights Tiptree
- Leanda Kent 15 Strawberry Lane Tolleshunt Knights
- Mr and Mrs F and P Smith, 62 Strawberry Lane, Tolleshunt Knights Tiptree

Objection Comment	Officer Response
<ul style="list-style-type: none"> • Poor access via Brook Close • Poor visibility at both ends of Strawberry Lane • Increase in traffic resulting from the development • Lack of public transport serving the new development • Lack of job availability in Tolleshunt Knights and Tiptree • The nearest train station is at Kelvedon where pressure on parking at the station is at breaking point • The development is outside the settlement boundary • Impact on ecology • Impact on the rural area • Pressure on local services and facilities • An appeal was previously dismissed on this site • More on-street parking • Severe flooding problem in the area 	Noted