

Great Baddow Parish Council

Report of the Parish Council Planning Committee

The Committee met at 7.30 pm on Monday 4th January 2010 in Committee Room 1 at the Parish Hall in Great Baddow. Councillor Mrs D Ronaldson chaired the meeting.

Committee Members Present :- Councillor Mrs D Ronaldson (Chairman)
Councillor G Jarvis (Vice Chairman)
Councillor K Ronaldson
Councillor S Russell
Councillor Mrs C Shaw
Councillor A Sosin

Also in Attendance :- The Clerk of the Council
The Administrative Assistant
One member of the public

Cllr T Miller entered the meeting at 7.54pm

550/09 Apologies

There were no apologies for absence.

551/09 Minutes

The minutes of the last meeting held on 21st December 2009 were presented to the meeting by Cllr Mrs D Ronaldson and were signed as a true record.

552/09 Declaring any Personal and Prejudicial Interests

There were no declarations of personal or prejudicial interests.

553/09 Public Question Time

There was one member of the public present in relation to planning application 09/01751/FUL Land R/O 28 to 40 Gilmore Way. The Chairman agreed that this planning application would be brought forward for consideration.

554/09 Planning Applications

554/09- 1	09/01721/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Chelmsford Insurance Centre	Date Received :-	22/12/2009
	Location :-	2 The Vineyards The Vineyards Great Baddow CM2 7QS	Date Returned :-	05/01/2010

Proposal : Change of use from shop (A1) to A2 (financial & professional services).

Observations : The Parish Council is disappointed that the premises will not continue as a retail outlet. However, the Parish Council has no objection to this application on the basis that the unit has been empty for some time, and that it is presumed that no other retail businesses have expressed an interest in occupying the premises.

554/09- 2 09/01751/FUL Plot Ref :- Type :- FUL
Applicant Name :- Essex Property Investments Date Received :- 17/12/2009
Location :- Land R/O 28 to 40 Gilmore Date Returned :- 05/01/2010
Way
Gilmore Way
Great Baddow
CM2

Proposal : Variation of condition 22 of planning application 05/01238/FUL to allow dwellings not to meet BREEAM Eco Standard Good.

Observations : The Parish Council objects to this application as it feels that several of the elements of the EcoHomes criteria that are not currently met could be provided by the developer. Improvements could be made to the existing dwellings to work toward the good standard as far as is reasonably practicable and that these issues should have been realised earlier on in the project.

The Parish Council also feels that the applicants statement that to achieve the required rating of good would result in the development being demolished and rebuilt is a gross exaggeration.

It was also noted that there is a discrepancy in the supporting information for this application, in relation to the required Eco Standard rating of the dwellings. The correspondence from the Eco Homes Assessor for this site refers to a 'Pass' rating being required for the development instead of a rating of 'Good', as detailed in the conditions of the planning consent.

The member of the public left the meeting at 7.44pm.

554/09- 3 09/01774/FUL Plot Ref :- Type :- FUL
Applicant Name :- Imms Mr M J Date Received :- 24/12/2009
Location :- 88 Maldon Road Date Returned :- 05/01/2010
Maldon Road
Great Baddow
CM2 7DJ

Proposal : First floor rear extension.

Observations : The Parish Council has no objection to this application.

554/09- 4 09/05274/TPO Plot Ref :- Type :- TPO
Applicant Name :- Lugg Mr Date Received :- 23/12/2009
Location :- 460 Baddow Road Date Returned :- 05/01/2010
Baddow Road
Great Baddow
CM2 9RD

Proposal : T3 - Pine roadside boundary of property - reduce extended laterals by amount to be agreed; crown clean

Observations : The Parish Council has no objection to this application, providing the Arboricultural Officer approves the agreed reduction.

Cllr T Miller entered the meeting at 7.54pm.

555/09 Chelmsford Borough Council Decisions

Two decisions and one notice of withdrawal of an application were noted, as per the attached sheet.

556/09 Chelmsford Borough Council Agenda

An agenda had been received for a meeting to be held on 12th January 2010, but there were no items relating to Great Baddow.

557/09 Chelmsford Borough Council Planning Notifications

Correspondence from Chelmsford Borough Council's Planning Department had been received, further to representations previously submitted in relation to planning application notifications. The comments provided in the response were accepted.

558/09 Matters for Information

There were no matters for information.

There being no further business, the meeting closed at 7.58pm.

Signed Date