

# Great Baddow Parish Council

## Report of the Parish Council Planning Committee

**The Committee met at 7.30 pm on Monday 16th November 2009 in The Main Hall, Baddow Hall Infant School, 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 Mrs C Shaw  
Councillor A Sosin

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

37 Members of the Public

### **493/09 Apologies**

Apologies for absence were received from Cllr S Russell.

### **494/09 Minutes**

The minutes of the last meeting held on 2nd November 2009 were presented to the meeting by Cllr Mrs D Ronaldson and were signed as a true record with the following amendment: Item 464/09, the words 'in Johnson Road' to be inserted after the word 'scene'.

### **495/09 Declaring any Personal and Prejudicial Interests**

There were no declarations of personal or prejudicial interests.

### **496/09 Public Question Time**

Members of the public addressed the planning committee with questions and representations in relation to planning application 09/01454/FUL Marrable House, The Vineyards, Great Baddow.

Two members of the public addressed the planning committee in relation to planning application 09/01537/FUL 66A Loftin Way, Great Baddow.

### **497/09 Planning Applications**

497/09- 1	09/01353/CLEUD	Plot Ref :-	Type :-	CLEUD
	Applicant Name :-	Dupree Mr S	Date Received :-	27/10/2009
	Location :-	132 Baddow Hall Crescent Baddow Hall Crescent Great Baddow CM2 7BU	Date Returned :-	17/11/2009

Proposal : Brick built shed, extended to timber framed larger shed

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

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497/09- 2 09/01362/FULA Plot Ref :- Type :- FUL  
Applicant Name :- CCC Property Date Received :- 28/10/2009  
Location :- 9 Baddow Place Avenue Date Returned :- 17/11/2009  
Baddow Place Avenue  
Great Baddow  
CM2 7JN

Proposal : First floor side/rear extension & two storey side extension.

Observations : The Parish Council has no objection to this application and comments that the dispute relating to land ownership is a legal issue for the owners of 8A and 9 Baddow Place Avenue to resolve.  
The Parish Council also would like to repeat its previous comments relating to 8A Baddow Place Avenue not being detailed on the submitted plans.

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497/09- 3 09/01454/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Richards Mr P Date Received :- 04/11/2009  
Location :- Marrable House Date Returned :- 24/11/2009  
The Vineyards  
Great Baddow  
CM2 7PE

Proposal : Demolition of existing office building, public toilets and felling of 16no trees. Construction of new development of 60 extra care flats with ancillary office and operational facilities, re-organisation of existing car parking, construction of new public toilets, planting of replacement trees, new hard landscaping, and refurbishment of existing concrete ramp.

Observations : The Parish Council has no objection to the proposed plans in principal, providing that the following issues raised are adequately resolved:

#### Parking

Concern was raised with regard to the loss of 31 parking spaces in a busy area that already has inadequate parking. Chelmsford Borough Council's 2004 Planning Brief, paragraph 5.9 states, "There should be no reduction in public parking at the Centre (128 public spaces exist at present)." It was felt that the proposed new arrangements for car parking are unrealistic as it states that only six spaces are required for a building with 60 residences.

However, the Parish Council considers that this allocation does not sufficiently cater for the usage to be expected by staff and visitors. In addition to this it was felt that the statement made in the supporting document implying that the car park is less busy at weekends is inaccurate. There is also no mention of the existing permit holders.

#### Public Toilets

The provision of new public toilets in the Vineyards development is most welcome to the Parish Council. However the location of the proposed new toilets, occupying the position of the disused ones, is unsuitable. It does not conform to the requirements of the Disability Discrimination Act to make reasonable provision for disabled access nor is it convenient for the normal user.

The need for public toilets in the Vineyards comes mainly from shoppers, many of them elderly and often disabled and from parents with small children. All of these need ready access to the toilets from

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the shopping area. The proposed location of the toilets is adjacent to the underground car park and only accessible from the shopping precinct by descending a flight of stairs. Although the internal design of the toilet block makes provision for the disabled as required by current law, there is no easy access from the shops for those who find the use of stairs difficult or impossible. The only wheelchair access from the shopping area is via a long route round the north wing of the existing Vineyards complex and directly along the service road at the back, which is normally obstructed by at least one delivery van and is in constant use by traffic. There are also no public facilities in the new west building that would require any use of the public toilets at the lower level.

One of the principal reasons for the vandalism and misuse of the previous toilets was their location away from the main public area and their concealment under the main pathway to the High Street. The new design repeats this mistake and so invites future vandalism. It is also located close the entrance to the retirement homes.

The current toilets have been unused for some time and planning permission has existed since 2002 for the construction of new toilets on top of the existing toilet building. The Borough Council encouraged the relocation of the public toilets in its planning brief for the Vineyards in June 2004 (section 5.14). The planning brief also states that the location of the toilets should be determined by design criteria relating to safety, convenience, integration and avoidance of conflict. The correct location for the new toilets (as approved in planning application 02/00402/FUL) is near the position indicated on the plan, but raised by one floor level to the shopping centre level, and close to the public banking floor of Barclays Bank. This would make easy wheelchair access from the shops possible, be more convenient for the normal shopper with heavy bags and the more visible location would help to minimise vandalism. Consideration could be given to whether a smaller facility would be adequate if space was more limited

It is requested that planning permission for the development is only granted with the public toilets in this raised position.

#### Appearance

Appendix 2: Response to Planners Comments, submitted in the Supplementary Document accompanying the application plans, states that "The proposal needs to avoid the creation of a new building appearing overscaled in the historic context of Maldon Road." However, the Parish Council considers that the Maldon Road block of the proposal would be completely out of proportion and out of keeping with the many historical buildings in Maldon Road. In addition to this, the Council believes that the design and appearance of the proposed building would not be in keeping with the existing flats in the Vineyards complex.

#### Infrastructure

Concerns were raised with regard to the increase in demand on the local Doctor's Surgeries in Great Baddow, as a result of the nature of the high level of medical care required by the occupants of the proposed development.

#### Sustainable Energy Sources

The proposal document only gives a token commitment to sustainable energy and this is not acceptable. Inclusion of a high level of sustainable energy systems in a communal building with 60 residences should be mandatory.

The document states that provision has been made to fit solar heating or solar PV electricity generation to the building but there is no statement that it will be fitted. The new buildings should include solar heating and/or photovoltaic electricity generation as an integral part of the initial construction.

The document indicates that consideration would be given to the fitting of Ground Source Heat Pumps. In a building of 60 residences the inclusion of either Heat Pumps or alternatively, a Combined Heat and Power (CPH) System should be incorporated.

It is also disappointing that the developers do not propose to insulate the building above the minimum levels required by the building regulations or to fit energy efficient lighting. Note that European levels of building insulation are considerably in excess of UK standards.

#### Water Conservation

The document indicates that water conservation is important but only indicates that the provision of dual flush toilets will be used. Rainwater harvesting is specifically not used. This is not adequate. The use of grey water or rainwater harvesting for toilets flushing in a building of 60 residences should be incorporated.

The Code for Sustainable Homes, launched in December 2006 sets a range of standards for water use per person in newly built dwellings. To meet the highest levels of the code, it suggests either greywater or rainwater harvesting is likely to be needed.

#### Access to the Causeway

The plans show that the paved public footways to The Causeway from behind the café and those towards the north car park from beside Boots have been removed. This means that the only paved access to the shopping area and the east stairway to the Vineyards flats is via the ramp from the High Street or via the steps to the service roadway. This may be an error in the plans but the paved access must be reinstated.

#### Green Area

Paragraph 5.4 of Chelmsford Borough Council's Planning Brief requests that green area be enhanced for public enjoyment. However, it is apparent from the submitted plans that no further consideration has been made in this area. The Parish Council is also disappointed that the site owners are not willing to transfer the green area to public ownership.

#### S106 Contributions

The Parish Council requests that any planning permission granted should include a S106 commitment to improve pedestrian safety on Maldon Road. This should include the construction of a pedestrian crossing between Maldon Road and the Causeway, to facilitate safe access to the Parish Hall, the shops on Maldon Road, bus stops and to the Doctor's Surgery via Tyrells Way.

The Parish Council requests that any planning permission granted should include a S106 contribution towards the establishment of the Great Baddow to Chelmsford cycle link.

The Parish Council also requests that planning permission for this site should include a S106 commitment to contribute towards the relocation of the Youth Drop In Centre, which currently occupies part of the ground floor of Marrable House.

It was agreed that Cllr A Sosin would call this application in.

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497/09- 4 09/01455/CAC Plot Ref :- Type :- CAC  
Applicant Name :- Richards Mr P Date Received :- 05/11/2009  
Location :- Marrable House Date Returned :- 24/11/2009  
The Vineyards  
Great Baddow  
CM2 7PE

Proposal : Demolition of existing office building and public toilets.

Observations : The Parish Council has no objection to this application. See comments relating to 09/01454/FUL.

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497/09- 5 09/01478/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Wrench Mr & Mrs Date Received :- 28/10/2009  
Location :- Seabrights View Date Returned :- 17/11/2009  
194 Galleywood Road  
Great Baddow  
CM2 8NB

Proposal : Detached garage to replace existing outbuilding

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

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497/09- 6 09/01485/ADV Plot Ref :- Type :- ADV  
Applicant Name :- Watson Mr D Date Received :- 28/10/2009  
Location :- United Reformed Church Date Returned :- 17/11/2009  
High Street  
Great Baddow  
CM2 7HW

Proposal : Pole mounted sign and notice board.

Observations : The Parish Council has no objection to this application. However, the Parish Council would like to repeat its previous comments made in relation to planning application 08/01142/ADV, in which it was requested that the trees at the front of the building be retained as the site is located within a conservation area.

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497/09- 7 09/01510/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Goodwin Mr A Date Received :- 05/11/2009  
Location :- 82 Vicarage Lane Date Returned :- 17/11/2009  
Vicarage Lane  
Great Baddow  
CM2 8JB

Proposal : Single storey rear extension.

Observations : The Parish Council has no objection to this application, providing the proposed extension does not overshadow 80 Vicarage Lane.

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497/09- 8 09/01537/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Cornish Mr G Date Received :- 04/11/2009  
Location :- 66A Loftin Way Date Returned :- 17/11/2009  
Loftin Way  
Great Baddow  
CM1 1RU

Proposal : Retrospective application for change of use of domestic shed to commercial work shed and store.

Observations : The Parish Council objects to this application, as it considers that the proposed change of use to a commercial shed is inappropriate within a residential area.

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497/09- 9 09/05598/CAT Plot Ref :- Type :- CAT  
Applicant Name :- Moreley Mr Date Received :- 28/10/2009  
Location :- 18A Church Street Date Returned :- 17/11/2009  
Church Street  
Great Baddow  
CM2 7HZ

Proposal : Cherry x 1 in rear garden - reduce laterals over garden by up to 2m.

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

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**498/09 Chelmsford Borough Council Decisions**

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

Cllr A Sosin reported an appeal decision that had been received in relation to planning application 08/02011/FUL, 81 Galleywood Road, Great Baddow. The matter will be placed on the next Planning Committee agenda to be noted by the Parish Council.

**499/09 Chelmsford Borough Council Agenda**

No agenda had been received.

**500/09 Chelmsford Borough Council Planning Notifications**

It was agreed that a representation be made to Chelmsford Borough Council asking that future Planning Notification advise residents of their Parish Council's consideration of all planning applications. This decision follows previous consideration of comments to be made on the Parish Charter, under item 488/09 at the Council meeting of 9th November 2009.

**501/09 Matters for Information**

There were no matters for information.

There being no further business, the meeting closed at 9.05pm.

Chairman ..... Date .....