

Great Baddow Parish Council

Report of the Parish Council Planning Committee

The Committee met at 7.30 pm on Monday 17th May 2010 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 K Ronaldson
Councillor S Russell
Councillor Mrs C Shaw
Councillor A Sosin

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

39 Members of the Public

Cllr S Russell entered the meeting at 7.36pm.

092/10 Apologies

Apologies for absence were received from Cllr G Jarvis.

093/10 Minutes

The minutes of the last meeting held on 4th May 2010 were presented to the meeting by Cllr Mrs D Ronaldson and were signed as a true record. Proposed by Cllr Mrs D Ronaldson and seconded by Cllr Mrs C Shaw.

094/10 Declaring any Personal and Prejudicial Interests

Cllr A Sosin and Cllr Mrs C Shaw declared a personal interest in planning application 10/05545/CAT, 4 The Causeway, Great Baddow.

095/10 Public Question Time

The members of the public present addressed the Planning Committee with questions and representations in relation to planning applications 10/00397/FUL and 10/00398/CAC, Marrable House, The Vineyards, Great Baddow.

096/10 Planning Applications

096/10- 1	10/00397/FUL	Plot Ref :-	Type :- FUL
	Applicant Name :- Mr P Richards		Date Received :- 28/04/2010
	Location :- Marrable House The Vineyards Great Baddow CM2 7PE		Date Returned :- 19/05/2010

Proposal : Demolition of existing office building and public toilets. Construction of new development of 60 extra care flats with ancillary office and operational facilities in two new buildings. One to replace Marrable House and the other to front Maldon Road. 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 : Great Baddow Parish Council objects to the proposal on the following grounds:

Parking

Concern was raised with regard to the loss of 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 is 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. It was also raised that in the proposed plans it states that the parking for shoppers will in fact be increased from 155 spaces to 163 spaces. However, this is queried as these figures also seem inaccurate.

The Parish Council has concerns about comments submitted by the Fire Service advising that the site appears not to meet access requirements for a fire appliance.

In addition to this, the application proposes to narrow the lanes in the car park which would worsen existing problems experienced by motorists manoeuvring in and out of bays. The Parish Council also raised concerns about whether the disabled spaces are adequately sized. It is requested that it should be confirmed that the disabled bays must adhere to Chelmsford Borough Council's specifications.

The Parish Council considers that the allocation of parking spaces for the proposed accommodation does not sufficiently cater for the usage to be expected by staff and visitors. In addition to this it is 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.

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 the shopping area, and it is particularly necessary to have toilet facilities available in a centre of this size.

The proposed plans do not specify whether the toilet block will be located above or below the access ramp. However, if the toilets were located below the ramp and adjacent to the underground car park, they would only be 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. If the toilet block were to be located in the same position it would continue to invite future vandalism. It would also be located close the entrance to the proposed 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 a condition be imposed stating that the development is only granted with the public toilets located in a suitable 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 over scaled in the historic context of Maldon Road." The Parish Council considers that both the proposed replacement of Marrable House and the new Maldon Road block would be over scaled and completely out of proportion and out of keeping with the many historical buildings in Maldon Road.

The Design and Access Statement includes a map of existing two to three storey and three to four storey buildings in the vicinity of Marrable House. However, many of these buildings consist of one and two storeys only but they have high pitched roofs with gable ends and/or roof extensions. It is felt that the use of this information to justify the proposal is unacceptable, as the proposed buildings will be overscaled and extremely overbearing in relation to the surrounding historic buildings.

The Parish Council believes that the design and appearance of the proposed building would also not be in keeping with the existing flats in the Vineyards complex. The Design and Access Statement (p27) states that the proposal offers considerable benefit to the community in terms of improvements to the visual environment. The Parish Council considers this not to be the case and objects this statement.

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

There is an improvement in the level of Sustainable Energy provision in comparison to the previous application, which the Parish Council welcomes. It is requested that the developer's proposed commitments to sustainable energy sources should be included as a formal condition to ensure compliance, if the application is permitted.

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.

Green Area

Paragraph 5.4 of Chelmsford Borough Council's Planning Brief requests that the 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 disappointed that the site owners are not willing to transfer the green area to public ownership. The Parish Council will insist that the green area is preserved because it is in the centre of the village. The Parish Council also has grave concerns about the landowner guaranteeing public access to this green area, as this could conflict with the use of the building as a residential facility for vulnerable elderly individuals. The Parish Council therefore requests that a condition should be imposed to guarantee that the area remains open and accessible to the public.

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.

The Parish Council believes that the applicant should have undertaken pre-proposal consultations with the community, possibly in the form of an exhibition and open meeting.

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

096/10- 2 10/00398/CAC Plot Ref :- Type :- CAC
Applicant Name :- Richards Mr P Date Received :- 28/04/2010
Location :- Marrable House Date Returned :- 19/05/2010
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. However, the Parish Council asks that a S106 agreement is included in the planning permission to contribute towards the relocation of the Youth Drop In Centre which is currently based at Marrable House.

096/10- 3 10/00653/FUL Plot Ref :- Type :- FUL
Applicant Name :- Sawyer Mr & Mrs Date Received :- 29/04/2010
Location :- 36 Gerard Gardens Date Returned :- 18/05/2010
Gerard Gardens
Great Baddow
CM2 9GD

Proposal : Rear conservatory.

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

096/10- 4 10/00661/FUL Plot Ref :- Type :- FUL
Applicant Name :- Barker Mr & Morena Miss Date Received :- 29/04/2010
Location :- 411 Baddow Road Date Returned :- 18/05/2010
Baddow Road
Great Baddow
CM2 7QL

Proposal : New crossover and hardstanding.

Observations : The Parish Council objects to this application as the proposed works could make nearby trees unviable and likely to die.

096/10- 5 10/00707/FUL Plot Ref :- Type :- FUL
Applicant Name :- Kazen Kai Karate Club(Mr Kidd) Date Received :- 07/05/2010
Location :- Unit 2 Beehive Business Centre Date Returned :- 18/05/2010
Beehive Lane
Great Baddow
CM2 9TE

Proposal : Change of use from light industrial unit (B1) to martial arts karate club (D2)

Observations : The Parish Council has no objection to this application. However it requests that a condition be included specifying that the change of use allows the premises to be used only for the purposes of a Karate Club, and that further permission should be sought for any other future D2 use.

096/10- 6 10/05075/TPO Plot Ref :- Type :- TPO
Applicant Name :- Hewing-Powell Mrs Date Received :- 05/05/2010
Location :- 7 The Spires Date Returned :- 18/05/2010
The Spires
Great Baddow
CM2 8JN

Proposal : Horse Chestnut (T3 1982/013) - rear garden of property - crown reduce by 1.5 - 2m max, cutting to suitable growing points; crown clean (Suitable growing points are side branches that are at least one third the diameter of the originating branch.)

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

096/10- 7 10/05545/CAT Plot Ref :- Type :- CAT
Applicant Name :- Nutt Mrs Margaret Date Received :- 05/05/2010
Location :- 4 The Causeway Date Returned :- 18/05/2010
The Causeway
Great Baddow
CM2 7JX

Proposal : Small Ash tree - rear garden, right back corner - fell to ground level

Observations : The Parish Council has no objection to this application. However, it was requested that a smaller, replacement tree be planted that is more suitable to the location.

097/10 10/05083/TPO Footpath RO 19-37 Duffield Road, Great Baddow

The Parish Council objects to this application on the grounds that the tree predates No. 22 Lambourne Chase and the issue of the tree overhanging the property should have been accommodated at the development stage.

098/10 Chelmsford Borough Council Decisions

Three decisions were reported to the meeting as per the attached sheet.

099/10 Chelmsford Borough Council Agenda

An agenda had been received for a Planning Committee meeting to be held on 25th May 2010. There were two items of interest on the agenda: Items 10 and 11, planning applications 10/00310/EIA and 10/00311/CAC both relating to the site north-east of the Army and Navy Roundabout, Chelmer Road, Chelmsford. It was agreed that a member of the Parish Council Planning Committee would not attend the meeting on this occasion.

An agenda had been received for a meeting of the Development Policy Committee to be held on 18th May 2010. There was one item on the agenda of interest: Item 6, relating to the North Chelmsford Area Action Plan (NCAAP) Submission Document. It was agreed that it would not be necessary for a member of the Parish Council Planning Committee to attend this meeting.

Notification had also been received advising that a special Planning Committee meeting to be held on 27th May 2010 to consider planning application 10/00130/EIA, Runwell Hospital, Runwell Chase, Runwell, had been cancelled. The meeting has been rescheduled for 7th July 2010.

100/10 Matters for Information

There were no matters for information.

There being no further business, the meeting closed at 9.03pm.

Chairman Date