

Great Baddow Parish Council

Report of the Parish Council Planning Committee

The Committee met at 7.30pm on Monday 16th October 2017 in Committee Room 1 at the Parish Hall in Great Baddow. Councillor A Sosin chaired the meeting.

Committee Members Present :- Councillor A Sosin (Chairman)
Councillor G Jarvis
Councillor Mrs M Miller
Councillor K Ronaldson
Councillor Mrs C Shaw
Councillor Mrs J Sosin

Also in Attendance :- Cllr T Miller
The Clerk of the Council
Administrative Assistant
4 members of the public
Cllr K Liley entered at 7:48pm during item 413/17-1
Cllr Mrs V Chiswell entered at 7:50pm during item 413/17-1
Cllr J Fuller entered at 8pm during item 413-4

Before the meeting opened, the Chairman read the extract from the Council's Recording & Filming Policy.

409/17 Apologies

Apologies for absence were received from Cllr Mrs D Ronaldson, who had substituted Cllr Mrs M Miller.

410/17 Minutes

The minutes of the last meeting held on 2nd October 2017 were presented to the meeting by Cllr A Sosin and were signed as a true record. Proposed by Cllr A Sosin and seconded by Cllr Mrs C Shaw.

411/17 Declaring any Pecuniary and Non Pecuniary Interests

There were no declarations of Disclosable Pecuniary Interests, Other Pecuniary Interests or Registerable Non Pecuniary Interests.

412/17 Public Question Time

There were two members of the public present who wished to discuss two matters:
1) The possible development of houses on the land behind 89 - 143 Galleywood Road. Cllr A Sosin explained this area is in green belt land so would only be developed should an appeal be submitted and be successful.
2) Would it be possible to submit an application to have the footway south of Galleywood Road be recognised as a public right of way?
The Clerk advised that an application would need to be submitted to Essex County Council and could be discussed in the Highways and Amenities Committee meeting.

413/17 Planning Applications

413/17- 1	17/01616/FUL	Plot Ref :	Type :-	FUL
	Applicant Name :-	Cook Mr and Mrs Trevor	Date Received :-	03/10/2017
	Location :-	6 The Westerings The Westerings Great Baddow	Date Returned :-	17/10/2017

CM2 8JE

Proposal : Two storey side and first floor rear extensions.

Observations : The Parish Council has concerns as to whether there is sufficient clearance for a vehicle to use the garage, and whether Essex County Council Highways has fully investigated the width of the access. If there is sufficient clearance the Parish Council has no objection to this planning application.

413/17- 2	17/01657/FUL	Plot Ref :	Type :-	FUL
	Applicant Name :-	Wilson Mr S	Date Received :-	26/09/2017
	Location :-	Wingfields Church Street Church Street Great Baddow CM2 7AA	Date Returned :-	17/10/2017

Proposal : Two storey side extension.

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

413/17- 3	17/01666/FUL	Plot Ref :	Type :-	FUL
	Applicant Name :-	Williams Mr	Date Received :-	29/09/2017
	Location :-	Land NW of 346 Baddow Rd Baddow Rd Great Baddow	Date Returned :-	17/10/2017

Proposal : Construction of 9 apartments including ancillary cycle store and refuse store, associated parking and landscaping.

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

413/17- 4	17/05226/TPO	Plot Ref :	Type :-	TPO
	Applicant Name :-	Chambers Mrs Sylvia	Date Received :-	10/10/2017
	Location :-	10 Baddow Place Avenue Baddow Place Avenue Great Baddow CM2 7JN	Date Returned :-	17/10/2017

Proposal : T1 Horse Chestnut - rear boundary of 10 Baddow Place Avenue - Fell to ground level.
Reason: Large basal cavity.

Observations : The Parish Council has no objection to this planning application, however would like to suggest that a suitable replacement is planted.

413/17- 5 17/05632/CAT Plot Ref : Type :- CAT
Applicant Name :- Cheek Miss Hilary Date Received :- 10/10/2017
Location :- 43 Church Street Date Returned :- 17/10/2017
Church Street
Great Baddow
CM2 7JA

Proposal : Conifer Hedge - Eastern boundary with 45 Church Street - Annual pruning.
Bay - Eastern boundary with 45 Church Street - Remove deadwood.
Holly & Hawthorn - Western boundary with 41 Church Street - Annual pruning.

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

414/17 Amended Planning Applications

414/17- 1 17/00017/OUTA Plot Ref : Type :- OUT
Applicant Name :- Bryan Date Received :- 27/09/2017
Location :- Land South of 17 Galleywood Date Returned :- 17/10/2017
Rd
Galleywood Rd
Great Baddow
CM2 8DH

Proposal : New dwelling and detached garage.

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

However there are concerns about the increase in the volume of traffic using the access point from the road.

415/17 Chelmsford City Council Decisions

There were 32 decisions to report to the meeting, as per the attached sheet.

416/17 Chelmsford City Council Agenda

No agenda has been received from Chelmsford City Council.

417/17 Matters for Information

Cllr K Ronaldson reported to the Committee that the white lines on the zebra crossing in Moulrams Lane are faded and needs to be reported the Essex Highways to be requested they be repainted.

Cllr A Sosin had printed copies of the Strategic Land Availability Assessment list, published on 28th September 2017 for those present and will distribute to the Clerk and all Councillors via email.

There being no further business the meeting was closed at 8:09pm.

Signed.......... Date 13th November 2017

NOTIFICATIONS OF PLANNING DECISIONS FROM Chelmsford Borough Council

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District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

ED 17/01083/FUL	Approved	51 Beehive Lane
ED 17/01098/FUL	Approved	The White House
ED 17/01258/FUL	Approved	367 Baddow Road
ED 17/01323/FUL	Approved	5 Gunson Gate
ED 17/01343/FUL	Approved	40 Sawkins Gardens
ED 17/01352/FUL	Approved	47 Isaac Square
CD 17/01372/FUL	Approved	4 Hopwood View
District COMMENT The Council has given consideration to the application and plans as specified above, and hereby gives notice of its decision to GRANT PLANNING PERMISSION subject to the following: -		Local COMMENT The Parish Council objects to this planning application on the following grounds: No provision has been made in the application for car parking for the proposed extended property and there is no on-road parking in the vicinity. The Council has queried the proposed dormer windows and whether they would be in line with planning guidance.
Condition 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.		
Condition 2 The development hereby permitted shall not be carried out other than in complete accordance with the approved plans and conditions listed on the decision notice. Reason: In order to achieve satisfactory development of the site		
Condition 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. Where the new materials differ from those of the existing building samples of the materials to be used shall be submitted to and approved by the local planning authority. Reason: In order to achieve satisfactory development of the site in accordance with Policy DC45 of the Adopted Core Strategy and Development Control Policies Development Plan Document.		
ED 17/01451/FUL	Approved	18 Jeffery Road
ED 17/01453/FUL	Approved with Conditions	Land At 64 Longmead Avenue
ED 17/01477/FUL	Approved with Conditions	6 Grosvenor Close
CD 17/05087/TPO	Approved	Marconi Athletic & Social Club
District COMMENT The Council has given consideration to		Local COMMENT The Parish Council objects to this planning application on the grounds that the tennis courts can still be used and are not directly under the



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	the application specified above, and hereby gives notice of its decision to GRANT consent subject to compliance with the following:- Condition 1 These works may be implemented at your earliest convenience, but in any event, must be carried out within 2 years of the date of this decision, otherwise you will need to make a further application to the local planning authority. Reason: To safeguard the future life of the tree. Condition 2 The work is to be carried out to British Standard 3998 : 2010. Reason: To safeguard the future life of the tree.	trees as to hinder court usage. The Parish Council feels that these are ancient trees and should not be reduced in any way.
ED 17/05103/TPO	Approved	14 Church Street
ED 17/05117/TPO	Approved with Conditions	1 Tabors Avenue
ED 17/05143/TPO	Approved	18 St Marys Close
ED 17/05157/TPO	Approved	Street Record
CD 17/05158/TPO	Approved	2 Hopwood View
	District COMMENT The Council has given consideration to the application specified above, and hereby gives notice of its decision to GRANT consent subject to compliance with the following:- Condition 1 These works may be implemented at your earliest convenience, but in any event, must be carried out within 2 years of the date of this decision, otherwise you will need to make a further application to the local planning authority. Reason: To safeguard the future life of the tree. Condition 2 The work is to be carried out to British Standard 3998 : 2010. Reason: To safeguard the future life of the tree.	Local COMMENT The Parish Council objects to this application on the ground that the oaks are historic and that this is new housing. The purchasers of the property would have been aware of the position of the trees from the outset.
CD 17/05160/TPO	Approved	16 Lambourne Chase
	District COMMENT The Council has given consideration to the application specified above, and hereby gives notice of its decision to GRANT consent subject to compliance with the following:- Condition 1 These works may be implemented at your earliest convenience, but in any event, must be carried out within 2 years of the date of this decision, otherwise you will need to make a further application to the local planning authority. Reason: To safeguard the future life of the tree. Condition 2 The work is to be carried out to British Standard 3998 : 2010. Reason: To safeguard the future life of the tree.	Local COMMENT The Parish Council objects to this application on the ground that the oak tree is historic and that this is new housing. The purchasers of the property would have been aware of the position of the tree from the outset.

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<p>CD 17/05549/CAT Approved</p> <p>District COMMENT I refer to the above Notice of Intent to carry out works to trees within a Conservation Area. Please be advised that this Authority has no objection to the implementation of the proposed works at the above location. However, the work which is the subject of this 'notice of intent' should be carried out within 2 years of the date of your notice under the Town and Country Planning (Tree Preservation) (England) Regulations 2012. If the work is not carried out within this 2 year period, then a further 'notice of intent' will need to be sent to the local planning authority.</p>	<p>20 Church Street</p> <p>Local COMMENT The Parish Council objects to this planning application on the the followings grounds:</p> <p>No information has been provided on the current height of the tree or the type of conifer the application is for.</p> <p>The Parish Council would like to request the arboriculturist to assess if the tree would survive such a radical cut in height.</p>
<p>CD 17/05550/CAT Approved</p> <p>District COMMENT I refer to the above Notice of Intent to carry out works to trees within a Conservation Area. Please be advised that this Authority has no objection to the implementation of the proposed works at the above location. However, the work which is the subject of this 'notice of intent' should be carried out within 2 years of the date of your notice under the Town and Country Planning (Tree Preservation) (England) Regulations 2012. If the work is not carried out within this 2 year period, then a further 'notice of intent' will need to be sent to the local planning authority.</p>	<p>18A Church Street</p> <p>Local COMMENT The Parish Council objects to this planning application.</p> <p>The Parish Council feel that without reading a report from the Tree Officer following the inspection mentioned in the application form, it can not be sure felling the tree is the correct course of action. Also, there is no offer to replace the tree.</p>
<p>ED 17/05559/CAT Approved</p>	<p>16 Church Street</p>
<p>ED 17/05560/CAT Approved</p>	<p>20 Church Street</p>
<p>ED 17/05566/CAT Approved</p>	<p>76-78 High Street</p>
<p>ED 17/05574/CAT Approved</p>	<p>Great Baddow Library</p>
<p>ED 17/05582/CAT Approved</p>	<p>65 Maldon Road</p>
<p>ED 17/05585/CAT Approved</p>	<p>Causeway House The Causeway</p>
<p>ED 17/05586/CAT Approved</p>	<p>Westbourne The Causeway</p>
<p>ED 17/05593/CAT Approved</p>	<p>45 Church Street</p>
<p>CD 17/05603/CAT Approved</p> <p>District COMMENT refer to the above Notice of Intent to carry out works to trees within a Conservation Area. Please be advised that this Authority has no objection to the implementation of the proposed works at the above location. However, the work which is the subject of this 'notice of intent' should be carried out within 2 years of the date of your notice under the Town and Country Planning (Tree Preservation) (England) Regulations 2012. If the work is not carried out within this 2 year period, then a further 'notice of intent' will need to be sent to the local planning authority.</p>	<p>16A Church Street</p> <p>Local COMMENT The Parish Council objects to the proposal for the first of the tree mentioned in this planning application.</p> <p>The Council is concerned at the suggested excessive reduction of 6m to the Spruce tree and request to refer this to the arboriculturalist.</p> <p>The Parish Council has no objection to the proposals for the fruit tree, the Holly and Laurel trees.</p>

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REFUSED PLANNING PERMISSIONS

- CD 17/01200/FUL** Refused
- District COMMENT** The Council has given consideration to the application and plans as specified above, and hereby gives notice of its decision to REFUSE PLANNING PERMISSION for the following reasons: -
Reason 1 Collectively, Policies DC45 and DC47 of the Core Strategy and Development Control Policies Development Plan Document seek to protect and safeguard the distinctive character of the area by approving developments that are well designed in themselves and have a siting and scale that will ensure the addition will have an appropriate visual relationship with the surrounding area. The National Planning Policy Framework (NPPF) also seeks to ensure that new development protects the character and identity of the local area. The proposed extension would be a bulky and dominant feature that would appear poorly related to the host dwelling and would erode its simple and symmetrical design. The enlarged property would be a discordant form of development that would be at odds with the symmetrical and uniform appearance of the street and would cause harm to the character and appearance of the area.
The application is contrary to Policies DC45, DC47 and the NPPF.
- 22 Canford Close**
Local COMMENT The Parish Council has no objection to this planning application. However, the Council does have concerns about whether the off-road parking is adequate for the proposed development.
- CD 17/01200/FULA** Refused
- District COMMENT** The Council has given consideration to the application and plans as specified above, and hereby gives notice of its decision to REFUSE PLANNING PERMISSION for the following reasons: -
Reason 1 Collectively, Policies DC45 and DC47 of the Core Strategy and Development Control Policies Development Plan Document seek to protect and safeguard the distinctive character of the area by approving developments that are well designed in themselves and have a siting and scale that will ensure the addition will have an appropriate visual relationship with the surrounding area. The National Planning Policy Framework (NPPF) also seeks to ensure that new development protects the character and identity of the local area. The proposed extension would be a bulky and dominant feature that would appear poorly related to the host dwelling and would erode its simple and symmetrical design. The enlarged property would be a discordant form of development that would be at odds with the symmetrical and uniform appearance of the street and would cause harm to the character and appearance of the area.
The application is contrary to Policies DC45, DC47 and the NPPF.
- 22 Canford Close**
Local COMMENT The Parish Council has no objection to this planning application. The Council is content that the previous concern of lack of parking has now been adequately addressed by the applicant.
- CD 17/01377/FUL** Refused
- District COMMENT** The Council has given consideration to the application and plans as specified above, and hereby gives notice of its decision to REFUSE PLANNING PERMISSION for the following reasons: -
Reason 1 The proposed extension would have a harmful impact on the property at No. 347 Meadgate Avenue. It would be overbearing when viewed from the ground and first-floor rear windows, the closest of which serve a lounge and a bedroom, and would also create an unacceptable impression
- 349 Meadgate Avenue**
Local COMMENT The Parish Council has no objection to this planning application.
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REFUSED PLANNING PERMISSIONS

of enclosure within the garden. This is because the proposal would result in a large blank two storey wall, on the common boundary that would extend fully behind the rear elevation of No. 347.

Therefore, the proposal would fail to safeguard to the existing amenities of No. 347 Meadgate Avenue and would be contrary to Policies DC4 and DC47(A) of the adopted Core Strategy and Development Control

Policies Development Plan Document, as well as the core planning principles set within the NPPF.

ED 17/05176/TPO	Refused	15 St Mary's Close
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OTHER PLANNING DETAILS

17/05161/TPO	Withdrawn	18 Hopwood View
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