

# Great Baddow Parish Council

## Report of the Parish Council Planning Committee

The Committee met at 7.30pm on Monday 4th December 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

Cllr Mrs S Young entered at 7:52pm during item 498/17-5  
Cllr Mrs V Chiswell entered at 7:56pm during item 499/17-1

### **494/17 Apologies**

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

### **495/17 Minutes**

The minutes of the last meeting held on 20th November 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 G Jarvis.

### **496/17 Declaring any Pecuniary and Non Pecuniary Interests**

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

### **497/17 Public Question Time**

There were no members of the public present.

### **498/17 Planning Applications**

498/17- 1	17/01889/ADV	Plot Ref :	Type :-	ADV
	Applicant Name :-	Firth Mr	Date Received :-	27/11/2017
	Location :-	76-78 High Street High Street Great Baddow CM2 7HH	Date Returned :-	05/12/2017

Proposal : Installation of replacement illuminated and non illuminated signs.

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

498/17- 2 17/01923/FUL Plot Ref : Type :- FUL  
Applicant Name :- Tiney Mr & Mrs Date Received :- 21/11/2017  
Location :- Gay Bowers Deadmans Lane Date Returned :- 05/12/2017  
Deadmans Lane  
Great Baddow  
CM2 8NA

Proposal : Two storey side extension and single storey rear extension. Single storey front porch and detached outbuilding.

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

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498/17- 3 17/01927/FUL Plot Ref : Type :- FUL  
Applicant Name :- Blyth Mr and Mrs Date Received :- 16/11/2017  
Location :- 349 Meadgate Avenue Date Returned :- 05/12/2017  
Meadgate Avenue  
Great Baddow  
CM2 7NL

Proposal : Single storey side extension.

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

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498/17- 4 17/01956/FUL Plot Ref : Type :- FUL  
Applicant Name :- King Mr J Date Received :- 17/11/2017  
Location :- Robins The Bringey Date Returned :- 05/12/2017  
The Bringey  
Great Baddow  
CM2 7JW

Proposal : Construction of a detached garage.

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

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498/17- 5 17/05249/TPO Plot Ref : Type :- TPO  
Applicant Name :- McSweeney Mr Kevin Date Received :- 17/11/2017  
Location :- 3 Hanlee Brook Date Returned :- 05/12/2017  
Hanlee Brook  
Chelmsford  
CM2 8GB

Proposal : Oak Tree T1: Crown reduction by 3m. Reason: Shading properties, branches coming into contact with vehicles, prevent encroachment of property roofs and to keep tree in shape.

Observations : The Parish Council objects to this planning application due to concerns a 3m reduction is too large.

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498/17- 6 17/05648/CAT Plot Ref : Type :- CAT  
Applicant Name :- Woodley Mr Steve Date Received :- 20/11/2017  
Location :- St Marys Church The Chase Date Returned :- 05/12/2017  
The Chase  
Great Baddow  
CM2 7HZ

Proposal : T1. Lime (Tilia sp.) Remove all basal growth. Cut crown to previous pruning points removing all branches back to main structural branches.  
Reason: Tree exhibits regrowth from prior heavy pruning with potential weak unions.  
High target value area, school playground and public footpath within crown spread.

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

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**499/17 Amended Planning Applications**

499/17- 1 17/00017/OUTB Plot Ref : Type :- OUT  
Applicant Name :- Bryan Mr David Date Received :- 16/11/2017  
Location :- Land South of 17 Galleywood Date Returned :- 05/12/2017  
Rd  
Galleywood Road  
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.

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499/17- 2 17/01851/FULA Plot Ref : Type :- FUL  
Applicant Name :- Humphries Mr & Mrs Date Received :- 24/11/2017  
Location :- 88 Tabors Avenue Date Returned :-  
Tabors Avenue  
Great Baddow  
CM2 7EL

Proposal : Part single, part two storey side and rear extension.

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

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499/17- 3 17/05249/TPOA Plot Ref : Type :- TPO  
Applicant Name :- McSweeney Mr Kevin Date Received :- 22/11/2017  
Location :- 3 Hanlee Brook Date Returned :- 05/12/2017  
Hanlee Brook  
Great Baddow  
CM2 8GB

Proposal : T1 - Oak - front garden - crown reduction by 2m.  
Reason: Shading properties, branches coming into contact with vehicles, prevent encroachment of property roofs and to keep tree in shape.

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

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499/17- 4	17/05260/TPOA	Plot Ref :	Type :-	TPO
	Applicant Name :-	Godbold Mr Robert	Date Received :-	15/11/2017
	Location :-	21 Avenue Road Avenue Road Great Baddow CM2 9TY	Date Returned :-	

Proposal : T16 - Lime - roadside boundary - pollard bi-annually for five years; remove epicormic growth to the pollard head, as necessary for five years.

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

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**500/17 Chelmsford City Council Decisions**

There were 23 decisions to report to the meeting, as per the attached sheet.

**501/17 Chelmsford City Council Agenda**

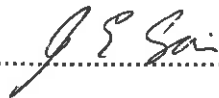
No Agenda has been received from Chelmsford City Council.

**502/17 Matters for Information**

Clr Mrs J Sosin reminded those present about the surgery and pre-meet on Saturday 9th December 2017 at 9:30am.

There being no other business the meeting was closed at 8:07pm

Signed.....



Date.....

11th December 2017

**NOTIFICATIONS OF PLANNING DECISIONS FROM Chelmsford Borough Council**

**Minute Ref**

**Tue 28 November 2017**

**District Ref**

'C' Contrary to District 'CD' Contrary Delegated

'D' Delegated

'E' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

**GRANTED PLANNING PERMISSIONS**

<b>ED 16/01631/FUL</b>	Approved	Burgh House
<b>ED 17/01415/FUL</b>	Approved with Conditions	78 Baddow Hall Crescent
<b>ED 17/01415/FULA</b>	Approved with Conditions	78 Baddow Hall Crescent
<b>ED 17/01472/FUL</b>	Approved with Conditions	113 Galleywood Road
<b>17/01562/FUL</b>	Approved	28 Whitehouse Crescent
<b>ED 17/01582/FUL</b>	Approved	18 Honey Close
<b>ED 17/01616/FUL</b>	Approved	6 The Westerings
<b>ED 17/01631/FUL</b>	Approved	17 Montfort Drive
<b>ED 17/01659/FUL</b>	Approved	5 Manor Drive
<b>ED 17/01666/FUL</b>	Approved with Conditions	Land NW of 346 Baddow Rd
<b>ED 17/01763/FUL</b>	Approved with Conditions	140 Beehive Lane
<b>CD 17/01766/FUL</b>	Approved	23 Chelmerton Avenue
<p>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: -</p> <p>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.</p> <p>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</p>		<p>Local COMMENT The Parish Council objects to this planning application on the grounds that it is considered overdevelopment of the property and will become out of keeping with the surrounding properties.</p>
<b>ED 17/05111/TPO</b>	Approved	Block 1 To 9 Searle Close
<b>ED 17/05118/TPO</b>	Approved	Great Baddow Library
<b>ED 17/05183/TPO</b>	Approved	2 Pitfield
<b>ED 17/05195/TPO</b>	Approved	28 Gardeners
<b>CD 17/05204/TPO</b>	Approved	Footpath Rear of 19 to 37
<p>District COMMENT The Council has given consideration to</p>		<p>Local COMMENT The Parish Council objects to this</p>

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**District Ref**

' C ' Contrary to District 'CD' Contrary Delegated

Page No : 2

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

**GRANTED PLANNING PERMISSIONS**

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.

application due to the reasons given for such a reduction in an established Oak tree being inadequate and may cause damage to the tree.

ED 17/05593/CATA	Approved	45 Church Street
ED 17/05597/CAT	Approved	1 Sandford Mill Cottages
ED 17/05632/CAT	Approved	43 Church Street

**REFUSED PLANNING PERMISSIONS**

ED 17/01535/FUL Refused Land South of 3 Regal Close

CD 17/01657/FUL Refused Wingfields Church Street

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 site lies within the Green Belt where DC1 of the Adopted Core Strategy and Development Control Policies Development Plan Document and the NPPF indicate a presumption against inappropriate development. Any development that is permitted should preserve the openness of the Green Belt and should not conflict with the main purposes of including land within it. Appropriate development in the Green Belt includes the limited extension of existing dwellings.

The proposed extension, by virtue of increasing the size of the dwelling twofold, would result in disproportionate extensions to the dwelling which would be detrimental to the openness of the surrounding Green Belt. The enlarged dwelling would be a much more prominent and intrusive structure within the rural landscape compared to the original dwelling, harmful to the openness of the Green Belt.

The proposals constitute inappropriate development within the Green Belt, as defined in the NPPF, and would be detrimental to its openness contrary to the NPPF and Policy DC1.

**Reason 2**

Policy DC47 of the Adopted Core Strategy and Development Control Policies Development Plan Document enables the extension of rural dwellings subject to such extensions being of an acceptable size, scale and proportions in relation to the form and appearance of the enlarged house and its surroundings. Extensions must be in keeping with the site context and should not adversely affect the intrinsic character and beauty

of the countryside.

The proposed extension, by virtue of increasing the size of the

Local COMMENT The Parish Council has no objection to this planning application.

**NOTIFICATIONS OF PLANNING DECISIONS FROM Chelmsford Borough Council**

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Page No : 3

**REFUSED PLANNING PERMISSIONS**

dwelling twofold, would result in disproportionate extensions to the dwelling which would be detrimental to the openness of the surrounding Green Belt. The enlarged dwelling would be a much more prominent and intrusive structure within the rural landscape compared to the original dwelling, harmful to the openness of the Green Belt. The proposals are therefore contrary to Policy DC47.

ED 17/05203/TPO

Refused

22 Lambourne Chase

