

# Great Baddow Parish Council

## Report of the Parish Council Planning Committee

The Committee met at 7.30pm on Monday 20th November 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 Mrs C Shaw  
Councillor Mrs J Sosin

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

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

### **481/17 Apologies**

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

### **482/17 Minutes**

The minutes of the last meeting held on 6th 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 Mrs C Shaw.

### **483/17 Declaring any Pecuniary and Non Pecuniary Interests**

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

### **484/17 Public Question Time**

There were two members of the public present who wished to discuss two matters:

1) How decisions are made with regards to buildings with the conservation area?  
Cllr A Sosin explained that an officer from the Listed Buildings and Conservation Department at Chelmsford City Council would review the application.

2) Who had carried out the BAT Survey for the The Vineyards Lodge planning application?

The Clerk explained that the survey was a self assesment carried out by the property owner.

### **485/17 Planning Applications**

485/17- 1	17/01798/FUL	Plot Ref :	Type :-	FUL
	Applicant Name :-	Clark Mr Adam	Date Received :-	01/11/2017
	Location :-	Vineyards Lodge The Causeway The Causeway Great Baddow CM2 7JX	Date Returned :-	20/11/2017

Proposal : Proposed rear and first floor extension.



Observations : The Parish Council objects to this planning application on the grounds that it is considerable overdevelopment of a historical building and that the original cottage will be unrecognisable.  
It is also out of keeping to the similar nearby Victorian buildings.  
The decision to object to this application was put to a vote.  
Proposed by Cllr Mrs C Shaw and seconded by Cllr Mrs M Miller.  
Three votes - For. Two votes - Against.  
Therefore the proposal to object was carried.

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485/17- 2 17/01808/FUL Plot Ref : Type :- FUL  
Applicant Name :- Black Mr Ben Date Received :- 07/11/2017  
Location :- 43 Longfield Road Date Returned :- 20/11/2017  
Longfield Road  
Great Baddow  
CM2 7QH

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

Observations : The Parish Council has no objection to this planning application, however there are concerns that the two storey extension may overshadow No. 45 Longfield Road.

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485/17- 3 17/01827/FUL Plot Ref : Type :- FUL  
Applicant Name :- Bartella Mr Jason Date Received :- 09/11/2017  
Location :- 61 Maltings Road Date Returned :- 20/11/2017  
Maltings Road  
Great Baddow  
CM2 8HP

Proposal : Proposed vehicular crossover.

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

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485/17- 4 17/01863/FUL Plot Ref : Type :- FUL  
Applicant Name :- Jesson Mr T Date Received :- 07/11/2017  
Location :- The White Horse 76-78 High St Date Returned :- 20/11/2017  
76-78 High Street  
Great Baddow  
CM2 7HH

Proposal : External redecorations and new lighting. Proposed new fencing.  
Installation of a chimney extract fan from a solid fuel fire installed on to an existing chimney stack above roof level.

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

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485/17- 5 17/01864/LBC Plot Ref : Type :- LBC  
Applicant Name :- Jesson Mr T Date Received :- 07/11/2017  
Location :- The White Horse 76-78 High St Date Returned :- 20/11/2017  
76-78 High Street  
Great Baddow  
CM2 7HH

Proposal : External redecorations and new lighting. Proposed new gencing.  
Repairs to existing boundary fence. Internal alterations and  
redecorations at ground and first floor.  
Installation of a chimney extract fan from a solid fuel fire installed on to  
an existing chimney stack above roof level.

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

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485/17- 6 17/01871/FUL Plot Ref : Type :- FUL  
Applicant Name :- Richardson Mr Charles Date Received :- 06/11/2017  
Location :- 54 Baddow Hall Crescent Date Returned :- 20/11/2017  
Baddow Hall Crescent  
Great Baddow  
CM2 7BY

Proposal : Two storey side/rear extension and single storey rear extension.

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

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485/17- 7 17/01884/FUL Plot Ref : Type :- FUL  
Applicant Name :- Luther Mrs Maria Date Received :- 13/11/2017  
Location :- 96 Maldon Road Date Returned :- 20/11/2017  
Maldon Road  
Great Baddow  
CM2 7DJ

Proposal : First floor rear extension.

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

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485/17- 8 17/01890/LBC Plot Ref : Type :- LBC  
Applicant Name :- Firth Mr Date Received :- 07/11/2017  
Location :- 76-78 High Street Date Returned :- 20/11/2017  
High Street  
Great Baddow  
CM2 7HH

Proposal : Installation of replacement illuminated and non illuminated signs and  
2no. black lanterns.

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

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485/17- 9 17/01895/FUL Plot Ref : Type :- FUL  
Applicant Name :- Royce Mrs Carolyn Date Received :- 03/11/2017  
Location :- 62 Longfield Road Date Returned :- 20/11/2017  
Longfield Road  
Great Baddow  
CM2 7QH

Proposal : Replacement of existing attached garage.

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

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485/17- 10 17/05217/TPO Plot Ref : Type :- TPO  
Applicant Name :- Myatt Mr Marco Date Received :- 07/11/2017  
Location :- 201 Beehive Lane Date Returned :- 20/11/2017  
Beehive Lane  
Great Baddow  
CM2 9SH

Proposal : Horse Chestnut (T1) - Fell to ground level. Reason: instability risks and structural damage being caused.

Observations : The Parish Council objects to this planning application on the grounds that: the tree is in good condition; the damage to the driveway is minor and insufficient justification to fell the tree.  
Should the application go ahead the Council would like to request a substitute tree be planted.

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485/17- 11 17/05260/TPO Plot Ref : Type :- TPO  
Applicant Name :- Godbold Mr Robert Date Received :- 03/11/2017  
Location :- 21 Avenue Road Date Returned :- 20/11/2017  
Avenue Raod  
Great Baddow  
CM2 9TY

Proposal : Lime tree - T16: Pollard and/or remove low growth.  
Reason: Preserve the traditional apperance and avoid obstruction to foot path and road.

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

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485/17- 12 17/05652/CAT Plot Ref : Type :- CAT  
Applicant Name :- Morley Mrs Date Received :- 07/11/2017  
Location :- 18A Church Street Date Returned :- 20/11/2017  
Church Street  
Great Baddow  
CM2 7HZ

Proposal : T4 Maple located at the left hand boundary Reduce the crown by 1-1.5m  
Reason: To maintain shape.  
G5 Cypress group located at the left hand boundary trim to shape.



G7 Purple Plum & Robinia located at the right hand boundary Reduce the crowns of the Purple Plum & Robinia by 0.5m and crown clean.  
Prune the small Holm Oak and Holly to shape.  
Prune G6 Mixed Species located at the rear boundary according to the following specifications:  
Reduce the height of the group by 3-4m and tidy up by removing dead stems and trimming lower growth.  
Reason: To main size of trees and for good arboricultural practice.

Observations : The Parish Council has no objection to this planning application, however has concerns that the description of G6 as a 'Mixed Species' does not make it possible to make an informed decision. The Council would like to request the arboriculturist assess if a 3-4m reduction will damage the trees.

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**486/17 Chelmsford City Council Decisions**

There were 11 decisions to report to the meeting, as per the attached sheet.

**487/17 Chelmsford City Council Agenda**

No agenda has been received from Chelmsford City Council.

**488/17 Matters for Information**

There being no other business the meeting was closed at 8:43pm.

Signed.....



Date.....

11<sup>th</sup> December 2017

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

**Minute Ref**

**Tue 14 November 2017**

**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**

<b>ED 17/00850/FUL</b>	Approved	6 Chelmer Lea
<b>CD 17/01310/FUL</b>	Approved	24 Meadgate Avenue
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. Positive and Proactive Statement: The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework to promote the delivery of sustainable development and to approach decision taking in a positive way.		Local COMMENT The Parish Council objects to this application for the following reasons: The height and location of the tree house could result in the intrusion of privacy of the neighbouring household. The application refers to a proposed re-build but no plans appear to have been included for this. The Council feel that as this application is retrospective the inclusion of a photograph of the tree house would have proved helpful whilst reviewing the documents.
<b>ED 17/01455/FUL</b>	Approved	3 Valley Cottages
<b>ED 17/01465/FUL</b>	Approved with Conditions	9 Church Street
<b>ED 17/01515/FUL</b>	Approved	4 Gilmore Way
<b>ED 17/01533/FUL</b>	Approved with Conditions	107 Longmead Avenue
<b>ED 17/01574/FUL</b>	Approved	1 The Dell
<b>ED 17/01629/FUL</b>	Approved	Block 1 To 79
<b>ED 17/01637/FUL</b>	Approved	156 Maldon Road

**REFUSED PLANNING PERMISSIONS**

<b>CD 17/01284/FUL</b>	Refused	210 Meadgate Avenue
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 Policies DC45 and DC47(A) of the Core Strategy seek to protect visual amenities of the surrounding area. The National Planning Policy Framework (NPPF) also sets out the importance of the good design and states that planning decisions should ensure that development should add to the overall quality of the area. The proposed size of the rear extension would create be disproportionate in scale and mass that would appear bulky and harmful in relation to the existing modest scale property house. As a result of the size, the proposal would appear alien and inappropriate within the vicinity. The proposed addition would be a prominent and intrusive feature, which would be harmful to the existing dwelling house and development within the area. The proposed rear addition would represent poor design and would fail to comply with the aims of the National Planning Policy Framework and Policies DC45 and D47 of the Core Strategy and Development Control Policies Development Plan Document. Reason 2 Policy DC4 of the Core Strategy and Development		Local COMMENT The Parish Council has no objection to this planning application.

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Control Development Plan Document seeks to protect the amenities of close by neighbours. It states that planning permission will only be granted for extensions to existing buildings if the development would not result in excessive visual intrusion and the built form would not harm the prejudice outlook, privacy, or light enjoyed by neighbours. The National Planning

Policy Framework also stresses the status of the good design and explain that planning decisions should ensure that development should not adversely impact the living amenities of nearby residential properties.

The private outside space for 19-29 Spring Pond Close is already enclosed by the main body of the block to the east. The proposal would enclose this space from the west which would subsequently result in unduly overbearing and oppressive effects to the only private space enjoyed by these residents. The addition would result in a large amount of built form immediately on the eastern boundary of 208 Meadgate Avenue. The addition would appear prominent and overbearing to this neighbour. The situation would be worsened by the modest size of their garden which would not provide sufficient space to escape from the oppressive impact of the proposed addition. The size and position of the proposed development would result in the overbearing and oppressive relationship harmful to the residential amenity of the occupiers of 19-29 Spring Pond Close and 208

Meadgate Avenue contrary to Policy DC4 and the National Planning Policy Framework.

Reason 3 The Making Places SPD sets out the guidance in achieving quality development in Chelmsford. The document states that the minimum private outside space for a new 3 bed house in a well connected urban area should be 80sqm. The proposed addition would reduce the private space to 30 sqm. Policy DC47 of the Core Strategy and Development Control Policies Development Plan Document requires that extended dwellings should leave sufficient, usable private space for the occupiers. Whilst the proposal is not for a new dwelling, it is considered that the reduced private space to the rear would be inadequate area for the private use of occupiers of the enlarged house harmful to the amenities of current residents and any future residents contrary to policy DC47

CD 17/01607/ADV

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 EXPRESS CONSENT for the following reasons:-

1 Paragraph 67 of the National Planning Policy Framework states that poorly placed adverts can have a negative impact on the appearance of the built and surrounding environment. It states that adverts should be appreciative in relation to a building and the area. Policy DC29 of the Core Strategy states that planning permission will be refused if development could potentially result in rise of light, noise or any other type of pollution that could harm the amenities of local residents.

Given the scale of the proposed signage, 0.65m in height and 14.6m in length, and the fact that no similar size illuminated facias are present within the street, it is considered that the proposal would appear excessively striking within the street.

The proposed fascia would appear out of keeping with the subtle and modest illuminated logos and lettering along Baddow Road. This would be harmful to the established character of billboards within the street scene. A heavily illuminated fascia would result in an unduly dominant effect on

198-200 Baddow Road

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

The Parish Council would like to suggest the same condition to approval as with previous planning application 11/01594/FUL.

Condition 6: The maximum luminance of the internally illuminated sign shall not at any time exceed the locations, which in this case is 800 Candelas per square metre (800 cd/m2).

Reason: To ensure that users of the highway are not subjected to glare and dazzle in the interest of highway safety and in accordance with Policy DM1.



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**REFUSED PLANNING PERMISSIONS**

the  
host building and the surrounding area.  
Moreover, the proposed signs can set a precedent for similar unacceptable development within this street which would subsequently result in an excessive light pollution, harmful to the amenities of the nearby residents.  
For the above reasons, it is considered that the proposed four illuminated fascias would fail to comply with the aims of the National Planning Policy Framework and DC29 of the Core Strategy.