

Great Baddow Parish Council

Report of the Parish Council Planning Committee

The Committee met at 7.30pm on Monday 1st July 2019 in Committee Room 1 at the Parish Hall in Great Baddow. Councillor Mrs D Ronaldson chaired the meeting.

Committee Members Present :- Councillor Mrs D Ronaldson (Chairman)
Councillor K Ronaldson (Vice Chairman)
Councillor Mrs C Shaw

Also in Attendance :- Cllr S Bodera
The Clerk of the Council
Administrative Officer

210/19 Apologies

Apologies for absence were received from Cllr A Sosin

211/19 Minutes

The minutes of the last meeting held on 17th June 2019 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 K Ronaldson.

212/19 Declaring any Pecuniary and Non Pecuniary Interests

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

213/19 Public Question Time

There were no members of the public present.

214/19 Planning Applications

| | | | |
|-----------|---|------------|-----------------------------|
| 214/19- 1 | 19/01068/FUL | Plot Ref : | Type :- FUL |
| | Applicant Name :- Hole Mr Paul | | Date Received :- 19/06/2019 |
| | Location :- 2 Baddow Hall Crescent Baddow Hall Crescent Great Baddow CM2 7BY | | Date Returned :- 02/07/2019 |

Proposal : Two storey side and front extension

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

215/19 Chelmsford City Council Decisions

There were 6 decisions to report to the meeting, as per the attached sheet.

216/19 Chelmsford City Council Agenda

An agenda is available for the next meeting, which is scheduled for 9th July 2019. There are no items relating to Great Baddow.

217/19 Matters for Information

The Administrative Officer reported that an appeal relating to Planning Application 18/01859/FUL (22A Beehive Lane) was dismissed by Chelmsford City Council.

There being no further business, the meeting was closed at 7:46 pm

Signed V. Curren

Date 8/7/19

NOTIFICATIONS OF PLANNING DECISIONS FROM Chelmsford City Council

Minute Ref

Mon 1 July 2019

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 19/00825/FUL | Approved | 107 Baddow Road |
| ED 19/00849/FUL | Approved with Conditions | 110 Vicarage Lane |
| ED 19/00859/FUL | Approved | 207 Beehive Lane |
| CD 19/05537/CAT | Approved | Palmerston Lodge |

District COMMENT 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.

Local COMMENT The Parish Council objects to this planning application as the proposal does not address the issue of the trip hazard

REFUSED PLANNING PERMISSIONS

| | | |
|------------------|---------|-------------------------------|
| 19/00316/OUT | Refused | Land Adjacent 22 Beehive Lane |
| CD 19/00316/OUTA | Refused | Land Adjacent 22 Beehive Lane |

District COMMENT The Council has given consideration to the application and plans as specified above, and hereby gives notice of its decision to REFUSE OUTLINE PLANNING PERMISSION for the following reasons:-

Reason 1
Policy DC7 of the Adopted Core Strategy and Development Control Policies Development Plan Document requires all development to provide suitable vehicle parking appropriate to the location of the development. The proposal is in a well connected urban location where it would be expected that two offstreet car parking spaces be provided for the new dwelling. The application plans indicate off street vehicle parking for both no. 22 Beehive Lane - vehicle parking for this property needs to be reprovided by virtue of the proposal - and the new dwelling to the rear of no. 22, with access via the existing track to the south. Access is not a reserved matter and integral to the proposed parking arrangements for both dwellings. The applicant does not own the existing access and has not demonstrated rights over its use. The proposal therefore fails to demonstrate that suitable vehicle parking can be provided to the new dwelling. In addition, it could result in the displacement of existing off street car parking to no. 22. With no certainty that access is achievable the development is contrary to policy DC7 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

Reason 2
Any development must ensure that it does not unacceptability impact upon the free and safe passage of all highway users. By the rights of access not being suitably demonstrated, the development could result in the potential

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REFUSED PLANNING PERMISSIONS

displacement of parking for no. 22 Beehive Lane and the new dwelling onto Beehive Lane, detrimental to highway safety. The site is located in an area where there is a considerable degree of kerbside stress in terms of residential parking provision. The proposal could exacerbate this and could set an unacceptable precedent for future similar developments which would lead to inappropriate parking detrimental to general safety for all highway users and undermine the principle of seeking to discourage on-street parking in the locality.

Reason 3

Policy CP20 of the Adopted Core Strategy and Development Control Policies Development Plan Document requires the layout and design of all new development to create well designed and high quality successful spaces.

The proposal would result in a substandard level of amenity provision for the existing property of no. 22 Beehive Lane, contrary to the principles of good design and the expected level of provision for this location.

This, together with the proposed parking arrangements, indicates overdevelopment of the existing housing plot and a proposal that results in lower development standards, harmful to the spatial character, living conditions and quality of the locality. The proposal would be contrary to Policy CP20 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

Reason 4

Policy DC4 of the Adopted Core Strategy and Development Control Policies Development Plan Document all development proposals to safeguard the amenities of occupiers of nearby properties by ensuring they do not give rise to excessive noise, activity or vehicle movement.

The proposed parking area for no. 22 Beehive Lane and new dwelling would be relocated to the rear of no. 22, adjacent to the boundary with no. 20 Beehive Lane. The coming and goings of four vehicles would impact upon the current amenity and tranquillity enjoyed by the occupiers of no. 20. Whilst the site is in the Urban Area there is still an expected level of enjoyment of private amenity space and vehicle parking against a residential boundary is not characteristic of this locality. Overall, the proposal would be contrary to policy DC4 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

ED 19/00408/FUL

Refused

21 Gilmore Way

