

Great Baddow Parish Council

Report of the Parish Council Planning Committee

The Committee met at 7.30pm on Monday 2nd December 2019 in the Parish Hall in Great Baddow. Councillor D Ronaldson chaired the meeting.

Committee Members Present :- Councillor D Ronaldson (Chairman)
Councillor K Liley
Councillor M Mahil
Councillor K Ronaldson
Councillor A Sosin (Vice Chairman)

Also in Attendance :- The Clerk of the Council
Administrative Officer
Cllr B Kilvington
Cllr S Young
Two members of the public

522/19 Apologies

Apologies for absence were received from Cllr E Ball.

523/19 Minutes

The minutes of the meeting held on 4th November 2019 were received. Proposed by Cllr D Ronaldson and seconded by Cllr A Sosin.

524/19 Declaring any Pecuniary and Non Pecuniary Interests

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

525/19 Public Question Time

There were two members of the public present who, along with Cllr S Young, were there to express their concerns on Planning Application 19/01764/OUT.

526/19 Planning Applications

526/19- 1	19/01764/OUT	Plot Ref :	Type :-	OUT
	Applicant Name :-	Botten Mr Alan	Date Received :-	13/11/2019
	Location :-	43 Dorset Avenue Dorset Avenue Great Baddow CM2 9UA	Date Returned :-	03/12/2019

Proposal : Demolition of existing dwelling (no 43) & replace with 5 new dwellings (Outline application all matters reserved)

Observations : The Parish Council objects to this planning application for the following reasons:

There are numerous hazards with vehicle access from a narrow drive, of the proposed site, onto Dorset Avenue, on a dangerous corner.

5 houses on this land is considered to be overdevelopment and out of keeping with the street scene.

The turning space at the end of the drive is narrow and appears not

wide enough for large vans, which can be 3 metres wide, and emergency services and for recycling vehicles, which may have to back onto the busy and dangerous corner on Dorset Avenue.

The turning area may be used for parking, as often occurs in other areas of the village. There is no parking for visitors, and Dorset Avenue has limited spaces available for parking.

The replacement house looks as if it is squeezed into the area and would be out of character with the other houses here.

Many children walk on the public footway going to and from the primary schools and to Great Baddow High School.

Concern about overlooking from new houses to elderly peoples' bungalows in Dorking Walk also noise and disturbance from the access road from the occupiers of the houses and from builders during construction.

The Parish Council also endorses the comments provided by Essex Highways.

526/19- 2	19/01819/FUL	Plot Ref :	Type :-	FUL
	Applicant Name :-	Coelho Dr Dwight	Date Received :-	19/11/2019
	Location :-	77 Tabors Avenue Tabors Avenue Great Baddow CM2 7EK	Date Returned :-	03/12/2019

Proposal : Single storey rear extension with 2no. roof windows. First floor side extension. Alterations and additions to existing fenestration

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

526/19- 3	19/01826/PIP	Plot Ref :	Type :-	OUT
	Applicant Name :-	Drogman Mr R	Date Received :-	07/11/2019
	Location :-	The Beehive, 346 Baddow Road Baddow Road Great Baddow CM2 9RA	Date Returned :-	03/12/2019

Proposal : Permission in principle for the conversion of existing building to form 9 dwellings

Observations : The Parish Council objects to this planning application due to the number of proposed dwellings. However, in principle, the Parish Council are supportive of using the existing building to provide residential units.

526/19- 4	19/01830/FUL	Plot Ref :	Type :-	FUL
	Applicant Name :-	Quincey Mr Ryan	Date Received :-	13/11/2019
	Location :-	62 Vicarage Lane Vicarage Lane Great Baddow CM2 8HY	Date Returned :-	03/12/2019

Proposal : Single storey rear extension including part garage conversion
Observations : The Parish Council has no objection to this planning application

526/19- 5 19/01833/FUL Plot Ref : Type :- FUL
Applicant Name :- Neave Mr & Mrs A Date Received :- 19/11/2019
Location :- 425 Baddow Road Date Returned :- 03/12/2019
Baddow Road
Great Baddow
CM2 7QL

Proposal : Part single and part two storey rear extension with 5no. roof windows.
Observations : The Parish Council has no objection to this planning application

526/19- 6 19/05609/CAT Plot Ref : Type :- CAT
Applicant Name :- Noble Date Received :- 20/11/2019
Location :- The Vineyards Date Returned :- 03/12/2019
The Vineyards
Great Baddow
CM2 7QS

Proposal : Willow - located south west of No. 26-31 - Pollard at approx. 5m height -
Reason: ensuring clearance of the adjacent building. To facilitate
scaffolding for the building.

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

527/19 Chelmsford City Council Decisions

There were 9 decisions to report to the meeting, as per the attached sheet.

528/19 Chelmsford City Council Agenda

The meeting held on the 5th November 2019 did not contain any items relating to Great Baddow. The next meeting is scheduled for 3rd December. There are no planning applications relating to Great Baddow. However appeals relating to planning applications 19/00388/FUL and 19/00522/FUL have been dismissed.

529/19 Matters for Information

Cllr A Sosin expressed concern at reports of vehicles using Meadgate Terrace as a way of avoiding queues on Baddow Road. The Clerk will ask the City Councillors to look into this matter.

There being no further business, the meeting was closed at 8:10 pm

Signed *V. Clinwell*

Date *9.12.19*

NOTIFICATIONS OF PLANNING DECISIONS FROM Chelmsford City Council

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GRANTED PLANNING PERMISSIONS

<p>CD 19/01295/FUL</p> <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 begin no later than 3 years from the date of this decision. 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 be carried out in accordance with the approved plans and conditions listed on this decision notice. Reason: In order to achieve satisfactory development of the site</p> <p>Condition 3 Prior to any construction works, detailed drawings and sections showing the finished levels of all parts of the development in relation to the levels of the surrounding area and neighbouring buildings shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: To ensure that the development is constructed at suitable levels in relation to its surroundings in accordance with Policy DC45 of the adopted Core Strategy and Development Control Policies Development Plan Document.</p> <p>Condition 4 Prior to their use, details of the materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details. Reason: To ensure that the development is visually acceptable in accordance with Policies DC45 and DC47 of the adopted Core Strategy and Development Control Policies Development Plan Document.</p> <p>Condition 5 a) Details of the proposed treatment of all boundaries, including drawings of any gates, fences, walls, railings or piers, shall be submitted to and approved in writing by the local planning authority. b) The development shall not be occupied until the boundary treatments have been provided in accordance with the approved details. Reason: In the interests of the visual amenities of the area and to safeguard the residential living environment of the occupiers of the proposed dwellings and the existing neighbouring dwellings in accordance with Policies DC4 and DC45 of the Adopted Core Strategy and Development Control Policies Development Plan.</p>	<p>403 Baddow Road</p> <p>Local COMMENT The Parish Council objects to this planning application on the following grounds: 1) It is considered an overdevelopment of the site 2) The shared driveway provides inadequate access 3) There are numerous potential hazards with vehicles accessing Baddow Road, including a zebra crossing in close proximity of the opening and vehicles entering and leaving the Recreation Ground. 4) There is insufficient parking for the proposed development</p>
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Condition 6

Prior to their installation, details of the facilities for the storage of refuse and recyclable materials shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the facilities for the storage of refuse and recyclable materials have been provided in accordance with the approved details.

Reason:

To ensure that suitable facilities for refuse disposal are provided and that such facilities are visually satisfactory.

Condition 7

Details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Subsequently these works shall be carried out as approved prior to the first occupation of any part of the development or in the first available planting season following such occupation. The landscaping details to be submitted shall include:

- a) hard surfacing including pathways and driveways, other hard landscape features and materials;
- b) existing trees, hedges or other soft features to be retained;
- c) planting plans including specifications of species, sizes, planting centres, number and percentage mix;
- d) Details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife;
- e) Management details and a five year maintenance

Reason:

In order to add character to the development, to integrate the development into the area and to promote biodiversity in accordance with Policies DC13 and DC45 of the adopted Core Strategy and Development Control Policies Development Plan Document.

Condition 8

In relation to tree protection, tree surgery and construction methods, the development shall only be carried out in accordance with the submitted arboricultural report entitled Arboricultural Impact Assessment reference OS 1528-17-Doc1 Rvs A subject to such minor variations as may be agreed in writing by the local planning authority.

Reason

To safeguard the existing protected trees in accordance with Policy DC14 of the adopted Core Strategy and Development Control Policies Development Plan Document

Condition 9

Before any works are carried out to the Oak tree on the west boundary (labelled T13 in the Arboricultural Impact Assessment reference OS 1528-17-Doc1 Rvs A) including any activity carried out within the root protection area as shown on the approved drawing number OS 1528-17.1 A a written scheme of arboricultural supervision, which shall include a timetable for carrying out the supervision, shall be submitted to and approved in writing by the local planning authority. The works shall then be implemented in accordance with the approved details subject to such minor variations as may be agreed in writing by the local planning authority.

Reason:

To safeguard the existing trees in accordance with Policy DC14 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

V/C

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Condition 10

No unbound material shall be used in the surface treatment of the vehicular access hereby permitted within 6 metres of the highway boundary.

Reason:

To avoid displacement of loose material onto the highway in the interests of highway safety.

Condition 11

There shall be no discharge of surface water from the development site onto the Highway.

Reason:

To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

Condition 12

(i) Notwithstanding the details shown on drawing 1375-04A, details of a passing bay to provide a carriageway width of not less than 5 metres, 9 metres long with a 45 degree lead in and lead out taper shall be submitted to and agreed in writing with the local planning authority.

(ii) Prior to first occupation of either of the proposed dwellings, the existing vehicular access drive shall be reconstructed as shown on drawing no. 1375-04A and in accordance with details agreed pursuant to part (i) of this condition.

(iii) The access drive to the south of the approved type 3 turning head shall be constructed to be able to accommodate a 26000kg refuse collection vehicle.

Reason:

To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass simultaneously clear of the limits of the highway, in the interests of highway safety

Condition 13

Prior to first occupation of the development, the approved vehicular access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 43 metres in both directions, as measured from and along the nearside edge of the carriageway as shown on drawing no. 1375-04A. Such vehicular visibility splays shall be provided and maintained free of any obstruction at all times.

Reason:

To provide adequate inter-visibility between vehicles using the vehicular access and those in the existing public highway in the interest of highway safety

Condition 14

Prior to first occupation of the development the vehicular turning facility shown on drawing no. 1375-04A, shall be constructed, surfaced and maintained free from obstruction at all times for that sole purpose. The turning facility shall be constructed to be able to accommodate a 26000kg refuse collection vehicle.

Reason:

To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety

Condition 15

Prior to the construction of the new dwellings hereby approved, two vehicular parking spaces to serve No.403 Baddow Road shall be provided in accordance with details to be submitted and approved in writing with the local planning authority.

VC

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Those parking spaces shall be retained available for parking in connection with the residential occupation of 403 Baddow Road.

Reason:

To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided.

Condition 16

The new dwellings hereby approved shall not be occupied until each has been provided with the parking spaces shown on approved drawing 1375-01E. The parking spaces hereby approved shall be retained available for such use in connection with the residential use of the dwellings.

Reason:

To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided.

Condition 17

No windows, rooflights or other openings other than those expressly authorised by this permission shall be constructed in the new dwellings hereby approved.

Reason:

To safeguard the privacy of the occupiers of adjacent property in accordance with Policy DC4 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

Condition 18

Electronic vehicle charging infrastructure shall be installed prior to the first occupation of the development hereby permitted in accordance with details that have been previously approved in writing by the local planning authority.

Reason:

To ensure that the development is constructed sustainably in accordance with Policies CP11 and DC24 of the adopted Core Strategy and Development Control Policies Development Plan Document.

Condition 19

Prior to the demolition of part of No.403 Baddow Road details shall be submitted to and agreed in writing with the local planning authority showing how the house will be made good and repaired. The works shall subsequently be completed in accordance with the approved details.

Reason:

To ensure satisfactory development of the site.

ED 19/01406/FUL	Approved	154 Galleywood Road
ED 19/01419/FUL	Approved with Conditions	Site at 190 Galleywood Road
ED 19/01538/FUL	Approved	39 Galleywood Road
ED 19/01549/FUL	Approved with Conditions	10 Oldbury Avenue
ED 19/01561/FUL	Approved with Conditions	5 Van Diemens Lane

VC

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GRANTED PLANNING PERMISSIONS

ED 19/01572/FUL Approved 13 and 15 Longfield Road

ED 19/01697/FUL Approved 55 Tabors Avenue

CD 19/05599/CAT Approved

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.

24 Church Street

Local COMMENT The Parish Council objects to this planning application due to the environmental and amenity impact resulting from felling the tree. The Parish Council also requests that the arboriculturist be consulted regarding the health of the tree and that a TPO be placed on the tree.

VC