

Great Baddow Parish Council

Report of the Parish Council Planning Committee

The Committee met at 7.30pm on Monday 4th November 2019 in Committee Room 1 at the Parish Hall in Great Baddow. Councillor D Ronaldson chaired the meeting.

Committee Members Present :- Councillor D Ronaldson (Chairman)
Councillor E Ball
Councillor V Chiswell
Councillor K Liley
Councillor M Mahil
Councillor K Ronaldson
Councillor A Sosin

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

458/19 Apologies

There were no apologies for absence.

459/19 Minutes

The minutes of the meeting held on 30th September 2019 were presented to the meeting by Cllr D Ronaldson and were signed as a true record. Proposed by Cllr V Chiswell and seconded by Cllr A Sosin.

The minutes of the meeting held on 14th October 2019 were presented to the meeting by Cllr D Ronaldson and were signed as a true record with an amendment to item 431/19, 'wished to resign' be replaced by 'had resigned on 1st October 2019'. Proposed by Cllr D Ronaldson and seconded Cllr V Chiswell.

460/19 Declaring any Pecuniary and Non Pecuniary Interests

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

461/19 Public Question Time

There were no members of the public present.

462/19 Planning Applications

462/19- 1	19/01558/S73	Plot Ref :	Type :-	MAT
	Applicant Name :-	Yolland Mr Michael	Date Received :-	14/10/2019
	Location :-	The School House The Bringey Great Baddow CM2 7JW	Date Returned :-	05/11/2019

Proposal : Variation of condition 2, approved plans, to previously approved planning permission 15/00745/FUL - (Demolition of existing dwelling and structures and construction of two dwellings with alteration to access onto The Bringey). To construct an attached garage to the side of plot 2 of the development.

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

462/19- 2 19/01616/FUL Plot Ref : Type :- FUL
Applicant Name :- Coulson Mr Date Received :- 10/10/2019
Location :- 7 Noakes Avenue Date Returned :- 05/11/2019
Noakes Avenue
Great Baddow
CM2 8EL

Proposal : Single storey side extension ramped access to front.

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

462/19- 3 19/01632/FUL Plot Ref : Type :- FUL
Applicant Name :- Mehmet Mr Nevruz Date Received :- 11/10/2019
Location :- 13 - 14 The Vineyards Date Returned :- 05/11/2019
The Vineyards
Great Baddow
CM2 7QS

Proposal : Installation of condenser unit and relocation of air conditioning unit.

Observations : The Parish Council has no objection to this planning application providing the details requested by Public Health & Protection Services are provided.

462/19- 4 19/01633/ADV Plot Ref : Type :- ADV
Applicant Name :- Mehmet Mr Nevruz Date Received :- 11/10/2019
Location :- 13 - 14 The Vineyards Date Returned :- 05/11/2019
The Vineyards
Great Baddow
CM2 7QS

Proposal : Installation of internally illuminated fascia signage.

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

462/19- 5 19/01697/FUL Plot Ref : Type :- FUL
Applicant Name :- Debnam Ms Stacey Date Received :- 15/10/2019
Location :- 55 Tabors Avenue Date Returned :- 05/11/2019
Tabors Avenue
Great Baddow
CM2 7EJ

Proposal : Proposed single storey rear extension

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

462/19- 6 19/05197/TPO Plot Ref : Type :- TPO
Applicant Name :- Barker Date Received :- 16/10/2019
Location :- 411 Baddow Road Date Returned :- 05/11/2019
Baddow Road
Great Baddow
CM2 7QL

Proposal : T3 - Sycamore - Located at the front of the property - Re pollard back

to previous points. Remove Ivy from main stem - Reason: To maintain as a pollard

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

462/19- 7 19/05599/CAT Plot Ref : Type :- CAT
Applicant Name :- Hann Mr Simon Date Received :- 15/10/2019
Location :- 24 Church Street Date Returned :- 05/11/2019
Church Street
Great Baddow
CM2 7HY

Proposal : Cedar - Located in front garden - Fell tree including stump grinding -
Reason: Tree is in a bad condition

Observations : 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.

463/19 Chelmsford City Council Decisions

There were 9 decisions and 1 withdrawal to report to the meeting, as per the attached sheet.

464/19 Chelmsford City Council Agenda

An agenda had been received for a Chelmsford City Council Planning Committee meeting to be held on 5th November 2019. There were no items relating to Great Baddow. An agenda for the meeting scheduled for 3rd December 2019 had not been received yet.

465/19 Election Vice Chairman

Cllr K Ronaldson proposed Cllr A Sosin as Vice Chairman. This was seconded by Cllr D Ronaldson and agreed by the Committee.

466/19 Matters for Information

Administrative Officer reported that 19/00050/refuse (Land at 35 Vicarage Lane) had been received.

There being no further business, the meeting was closed at 7:55 pm

Signed CM Shaw

Date 11/11/19

NOTIFICATIONS OF PLANNING DECISIONS FROM Chelmsford City Council

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Mon 4 November 2019

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

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GRANTED PLANNING PERMISSIONS

CD 19/00448/FUL

Approved with Conditions

Land Rear of 19 Orchard Close

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 for the same reasons already provided by Essex County Council Highways.

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.

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

Condition 3

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.

Condition 4

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.

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.

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Condition 6

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 Tree Survey and Protection Details Rev B Aug 19 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 7

The two oaks (T1 and T11) and conifer (T2) as shown on the approved drawing SJ/1 B shall be protected by a barrier erected in accordance with BS 5837: 2012 - Trees in relation to design, demolition and construction -

Recommendations Figure 2. The fence shall be erected before the commencement of any clearing, demolition and building operations. No materials shall be stored, no rubbish dumped, no fires lit and no

buildings erected inside the fence, nor shall any change in ground level be made within the fenced area 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 8

a) Within the first planting season following first occupation of the dwelling hereby approved the new Liquid Amber (sweet gum) tree as shown on drawing SJ/4 A shall be planted in the location shown. The tree shall be of a heavy standard size (12-14cm girth), subject to any minor variation agreed in writing by the local planning authority.

b) If this new tree is removed, uprooted, destroyed or dies prior to commencement of development or within a period of 5 years following commencement another tree shall be planted within the next available

planting season. The location, size and species of replacement planting shall be as agreed in writing by the local planning authority.

Reason:

To ensure that the planting is appropriately maintained in the interests of the character and appearance of the area in accordance with Policy DC45 of the Core Strategy and Development Control Policies Development Plan Document.

Condition 9

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 10

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

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and to avoid the formation of ice on the highway in the interest of highway safety.

Condition 11

Prior to first occupation of the dwelling hereby approved space shall be laid out within the site in accordance with the Vehicular Access/Turning drawing for two cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear and these spaces shall thereafter be kept available at all times for those purposes.

Reason:

To ensure that sufficient parking is available to serve the development in accordance with Policy DC7 of the Core Strategy and Development Control Policies Development Plan Document.

Condition 12

Prior to first occupation of the dwelling hereby approved the vehicular access to Petrel Way shall be constructed as shown in the Vehicular Access/Turning drawing.

Reason:

In the interests of highway safety

Condition 13

The northernmost first floor dormer window in the eastern (rear) roof slope; and shown on approved Drawing No SJ/2 A shall be:

- obscured (minimum Level 3 obscurity level) and
- of a design not capable of being opened below a height of 1.7m above finished floor level and shall remain so obscured and non-openable.

Reason:

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

ED 19/01421/FUL	Approved with Conditions	24 Harberd Tye
ED 19/01457/FUL	Approved	12 The Dell
ED 19/01482/FUL	Approved	26 Avenue Road
ED 19/05141/TPO	Approved	2 Heycroft Way
ED 19/05148/TPO	Approved	9 Galleywood Road
ED 19/05159/TPO	Approved	1 The Spires
ED 19/05592/CAT	Approved	Palmerston Lodge

REFUSED PLANNING PERMISSIONS

CD 19/01510/FUL	Refused	72 High 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		Local COMMENT The Parish Council has no objection to this planning application

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PERMISSION for the following reasons: -

Reason 1

Paragraph 134 of the National Planning Policy Framework (NPPF) states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Policy DC 17 states that development proposals in Conservation Areas must preserve or enhance the character or appearance of the area. Planning permission will be refused where the siting, form, massing, height, proportions, elevation design, or materials would harm the character and appearance of the Conservation Area. The property lies within the Great Baddow Conservation Area and the proposed works relate poorly to the existing dwelling. The proposal would adversely affect the setting of the adjacent listed building and the character of the Conservation Area. The proposal is therefore contrary to policy DC17. It is considered that the proposed brick built motorcycle store, shed and car port would cause less than substantial harm for the purposes of the NPPF and the harm should carry great weight in accordance with paragraph 193, which is not outweighed against any public benefits contrary to paragraph 196.

Reason 2

Policy DC45 of the Core Strategy and Development Control states that planning permission will only be granted for buildings if they are well designed in themselves and would have an appropriate visual relationship with the details and character and appearance of the surrounding area. Policy DC47(A) of the Core Strategy and Development Control seeks to ensure that planning permission is only granted where buildings are acceptable in siting, form and design, and would not adversely affect the character appearance or visual amenities of the area.

The proposed outbuildings would be harmful to the appearance of the existing 72 High Street. This is due to the size, scale and materials which poorly relate to the setting. The proposal would be contrary to the Policies DC45 and DC47(A) of the adopted core strategy and development control policies development plan document and the objectives of the National Planning Policy Framework. Positive and Proactive Statement The Local Planning Authority provided advice to the applicant before the application was submitted but the applicant did not take on board all or some of that advice. The local planning authority has identified matters of concern with the proposal and the report clearly sets out why the development fails to comply with the adopted development plan. The report also explains why the proposal is contrary to the objectives of the National Planning Policy Framework to deliver sustainable development.

OTHER PLANNING DETAILS

19/01382/FUL

Withdrawn

Land South of Bell Centre

C&