

# Great Baddow Parish Council

## Report of the Parish Council Planning Committee

The Committee met at 7.30pm on Monday 12th August 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 K Liley  
Councillor K Ronaldson (Vice Chairman)  
Councillor A Sosin

Also in Attendance :- Cllr S Young  
Administrative Officer  
Thirteen members of the public

The Chairman read out the statement about recording and use of social media. Given the number of members of the public present, additional printed copies of the statement were made available

### **291/19 Apologies**

Apologies for absence were received from Cllr V Chiswell

### **292/19 Minutes**

The minutes of the last meeting held on 15th July 2019 were presented to the meeting by Cllr D Ronaldson and were signed as a true record. Proposed by Cllr A Sosin and seconded by Cllr S Young.

### **293/19 Declaring any Pecuniary and Non Pecuniary Interests**

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

### **294/19 Public Question Time**

There were 13 members of the public present at the meeting, all having an interest in Planning Application 19/01180/FUL. 3 of them volunteered to speak on behalf of the group and to express their concerns regarding this application. The Planning Committee listened to the concerns before considering them and then agreeing a position regarding the comments to submit to the City Council.

### **295/19 Planning Applications**

295/19- 1	19/01154/FUL	Plot Ref :	Type :-	FUL
	Applicant Name :-	Mason Mr Scott	Date Received :-	16/07/2019
	Location :-	Land at 4 Longmead Avenue Longmead Road Great Baddow CM2 7EE	Date Returned :-	13/08/2019

Proposal : Partial demolition of existing dwelling, with proposed subdivision of site to and the construction of a new detached dwelling. Proposed new cross over, and all associated works.

Observations : The Parish Council has no objection to this planning application. However, the Parish Council does seek clarification regarding the parking arrangements for the original dwelling. The block plan shows

two parking spaces, but other documentation includes pictures with the retaining wall still in place.

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295/19- 2 19/01177/FUL Plot Ref : Type :- FUL  
Applicant Name :- Henson Mrs Nita Date Received :- 19/07/2019  
Location :- 30 Isaac Square Date Returned :- 13/08/2019  
Isaac Square  
Great Baddow  
CM2 7PP

Proposal : First floor extension with front dormer to carport, and additional access point.

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

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295/19- 3 19/01180/FUL Plot Ref : Type :- FUL  
Applicant Name :- Chelmsford City Council Date Received :- 16/07/2019  
Location :- Galleywood Hall 279 Date Returned :- 13/08/2019  
Beehive Lane  
Great Baddow  
CM2 9SJ

Proposal : Erection of (B1) light industrial units

Observations : The Parish Council objects to this proposal on the following grounds:

- 1) There is inadequate information regarding the contamination of the site and how it will be dealt with.
- 2) The increase in traffic resulting from the proposed development will amplify and add to the many hazards that already exist on this heavily used route.
- 3) The height of the proposed structures is significantly greater than other buildings near or adjacent to the site
- 4) The Parish Council request that conditions of usage and proposed times of usage be included in the proposal
- 5) The Parish Council request that the proposal include consideration for additional trees and hedges

The Parish Council also suggest that housing need is a greater priority and given that there are other empty industrial units in the local area, there seems to be no justification for further units.  
If the planners are minded to go ahead with this proposal, it is requested that it goes before the Chelmsford City Planning Committee first.

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295/19- 4 19/01242/FUL Plot Ref : Type :- FUL  
Applicant Name :- Lee Mr Graham Date Received :- 19/07/2019  
Location :- 8 Smithers Drive Date Returned :- 13/08/2019  
Smithers Drive  
Great Baddow  
CM2 7JP

Proposal : Proposed garage conversion and first floor side extension.

Observations : The Parish Council has no objection to this planning application. However, the Parish Council does question whether there is adequate parking for a 3 bedroomed property, given that the garage is being removed.

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295/19- 5 19/01329/FUL

Plot Ref :

Type :- FUL

Applicant Name :- Robinson Mr Graham

Date Received :- 02/08/2019

Location :- 1 Smithers Drive  
Smithers Drive  
Great Baddow  
CM2 7JP

Date Returned :- 13/08/2019

Proposal : Removal of two existing conservatories, conversion of existing garage, single storey rear extension & part single part two storey side extension.

Observations : The Parish Council has no objection to this planning application. However, the Parish Council does question whether the off-street parking arrangements are still adequate for the proposed 4 bedroomed dwelling.

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**296/19 Chelmsford City Council Decisions**

There were 12 decisions to report to the meeting, as per the attached sheet.

**297/19 Chelmsford City Council Agenda**

The meeting held on 6th August 2019 contained no items relating to Great Baddow. The next meeting is scheduled for 3rd September 2019. The agenda is not available yet.

**298/19 Improvements to crossing point near 21 Maldon Road**

The proposal was discussed by the Committee and it was agreed to support proposal LCHE16218. It was also suggested that a request be made to the City Council to cut back the vegetation from this location to the mini roundabout to further aid safe crossing of the road.

**299/19 Matters for Information**

There being no further business, the meeting was closed at 8:46 pm

Signed ..... *V. Curwen* .....

Date ..... *9.9.19* .....

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

**Minute Ref**

**Mon 12 August 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**

19/00598/FUL	Approved with Conditions	13 -14 The Vineyards
<b>ED</b> 19/00754/FUL	Approved with Conditions	1 The Spires
<b>ED</b> 19/00812/FUL	Approved	13-14 The Vineyards
<b>ED</b> 19/00888/FUL	Approved	24 Loftin Way
<b>ED</b> 19/00926/FUL	Approved	Block 1 -79 The Vineyards
<b>ED</b> 19/00937/FUL	Approved	17 The Westerings
<b>CD</b> 19/00972/FUL	Approved with Conditions	22 Snelling Grove
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 as it is considered too close to properties in Plumtree Avenue and would overlook the gardens. The Parish Council also suggests that the development should have its own vehicle access.
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		
The ground floor window in the west (rear) elevation and shown on approved Drawing No Site Plan, Floor Plans & Elevations/Proposed shall be:		
a) obscured (minimum Level 3 obscurity level) and		
b) 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.		
<b>ED</b> 19/00977/FUL	Approved	134 Baddow Hall Crescent
<b>ED</b> 19/00989/FUL	Approved	76 Beehive Lane
<b>ED</b> 19/01050/FUL	Approved	The Sandon School
<b>ED</b> 19/01068/FUL	Approved	2 Baddow Hall Crescent

VC

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' E ' Endorsed by District 'ED' Endorsed Delegated

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**GRANTED PLANNING PERMISSIONS**

ED 19/01146/FUL	Approved	37 Chelmerton Avenue
ED 19/01172/FUL	Approved	52 Tabors Avenue