

Great Baddow Parish Council

Report of the Parish Council Planning Committee

The Committee met at 7.30pm on Monday 17th June 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 Mrs V Chiswell
Councillor K Ronaldson (Vice Chairman)
Councillor A Sosin

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

Cllr Mrs C Shaw and Cllr Mrs J Sosin entered at 7:56 pm during item 162/19
Cllr K Liley and Cllr P Sadowsky entered at 8:04 pm during item 164/19

158/19 Apologies

Apologies for absence were received from:
Cllr Mrs C Shaw, who had substituted Cllr Mrs V Chiswell

159/19 Minutes

The minutes of the last meeting held on 3rd 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.

160/19 Declaring any Pecuniary and Non Pecuniary Interests

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

161/19 Public Question Time

There were five members of the public present to witness the meeting

162/19 Planning Applications

162/19- 1	19/00688/ADV	Plot Ref :	Type :-	ADV
	Applicant Name :-	Hopkins Mr James	Date Received :-	04/06/2019
	Location :-	Bus Shelter At The Vineyards The Causeway Great Baddow CM2 7QS	Date Returned :-	18/06/2019

Proposal : Digital internally illuminated information screen located at the bus stop.

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

162/19- 2	19/00812/FUL	Plot Ref :	Type :-	FUL
	Applicant Name :-	Mermut Mr N	Date Received :-	30/05/2019
	Location :-	13-14 The Vineyards The Vineyards	Date Returned :-	17/06/2019

Great Baddow
CM2 7QS

Proposal : Installation of an air conditioning unit and extract system.

Observations : The Parish Council has no specific objection but supports the comments submitted by Public Health and Protection Services

162/19- 3 19/00926/FUL Plot Ref : Type :- FUL
Applicant Name :- Dickson Mr Will Date Received :- 07/06/2019
Location :- Block 1 -79 The Vineyards Date Returned :- 18/06/2019
The Vineyards
Great Baddow
CM2 7QS

Proposal : Installation of ANPR cameras.

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

162/19- 4 19/00927/FUL Plot Ref : Type :- FUL
Applicant Name :- Monksfield Mr & Mrs Date Received :- 29/05/2019
Location :- 80 Bramwoods Road Date Returned :- 18/06/2019
Bramwoods Road
Great Baddow
CM2 7LT

Proposal : Demolition of existing garage, construction of single storey side extension.

Observations : The Parish Council has concerns regarding the amount of available parking

162/19- 5 19/00937/FUL Plot Ref : Type :- FUL
Applicant Name :- Wilkinson Ms Date Received :- 29/05/2019
Location :- 17 The Westerings Date Returned :- 18/06/2019
The Westerings
Great Baddow
CM2 8JE

Proposal : Proposed single storey first floor rear extension

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

162/19- 6 19/00950/FUL Plot Ref : Type :- FUL
Applicant Name :- Dabbs Mr & Mrs Date Received :- 05/06/2019
Location :- 61 Spalding Way Date Returned :- 18/06/2019
Spalding Way
Great Baddow
CM2 7NZ

Proposal : Single storey rear extension.

162/19- 7 19/00972/FUL Plot Ref : Type :- FUL
Applicant Name :- Marx Mr & Mrs Date Received :- 06/06/2019
Location :- 22 Snelling Grove Date Returned :- 18/06/2019
Snelling Grove
Great Baddow
CM2 7HT

Proposal : Single storey rear garden annex.

Observations : 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.

162/19- 8 19/00977/FUL Plot Ref : Type :- FUL
Applicant Name :- Hicks Jo Date Received :- 07/06/2019
Location :- 134 Baddow Hall Crescent Date Returned :- 18/06/2019
Baddow Hall Crescent
Great Baddow
CM2 7BU

Proposal : Single storey rear extension.

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

162/19- 9 19/00989/FUL Plot Ref : Type :- FUL
Applicant Name :- Fisher Mr & Mrs Date Received :- 06/06/2019
Location :- 76 Beehive Lane Date Returned :- 18/06/2019
Beehive Lane
Great Baddow
CM2 9RX

Proposal : Demolition of detached garage, single storey side and rear extension, with part pitched and part flat roof. Alterations to existing conservatory to form a habitable room, with solid flat roof and glazed lantern.

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

163/19 Chelmsford City Council Decisions

There were 10 decisions to report to the meeting, as per the attached sheet.

164/19 Chelmsford City Council Agenda *gentle*

The next meeting is scheduled for 7th July 2019. The agenda is not available yet.

165/19 New Premises Licence Application, 13 - 14 Vineyards

The committee agreed to:

- a) establish the times of the previous licence for the premises
- b) submit comments to the Licensing Officer suggesting that 23:00 Sunday to Thursday and 00:00 Friday and Saturday is considered to be too late in a residential area.

166/19 Matters for Information

There being no further business, the meeting was closed at 8:09 pm

Signed

Date

VC

NOTIFICATIONS OF PLANNING DECISIONS FROM Chelmsford City Council

Minute Ref

Mon 17 June 2019

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

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CD 19/00522/FUL

Refused

Land Adjacent 35 Vicarage 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 PLANNING PERMISSION for the following reasons: -

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

Reason 1

Policies DC42 of the Core Strategy and Development Control Policies Development Plan Document states that planning permission will only be granted for development proposals where the site planning arranges access points, routes within the site, public and private spaces, building forms and ancillary functions in an efficient, safe, workable, spatially coherent and attractive manner; incorporating existing site features of value and not causing unacceptable effects on adjoining sites, property or their occupiers. Policy DC45 of the Core Strategy and Development Control Policies Development Plan Document states that planning permission will only be granted for new buildings provided they are well designed in themselves and would have an appropriate visual relationship with the character and appearance of the surrounding area, in terms of scale, siting, design and form. The siting of the proposed dwelling would introduce a considerable amount of new built form forward of the uniform building line along Park View Crescent. The siting of the dwelling, and its single storey nature, would be at odds with the clearly established character and pattern of built form of the area. The proposed dwelling would represent poor site planning and would not have an appropriate visual relationship with the character and appearance of the area failing to comply with Policies DC42 and DC45 of the Core Strategy and Development Control Policies DPD, and the aims of the National Planning Policy Framework (2019).



NOTIFICATIONS OF PLANNING DECISIONS FROM Chelmsford City Council

Minute Ref

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GRANTED PLANNING PERMISSIONS

ED 19/00311/FUL	Approved	Almond Lodge, The Bringeay
ED 19/00311/FULA	Approved	Almond Lodge, The Bringeay
ED 19/00542/FUL	Approved	117 Galleywood Road
ED 19/00544/FUL	Approved	7 The Dell
CD 19/00575/FUL	Approved	12 The Westerings
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: - 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. Where the new materials differ from those of the existing building, details of the materials to be used shall be submitted to and approved in writing by the local planning authority and the development shall be carried out in accordance with those 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.		Local COMMENT The Parish Council objects to this planning application as the proposed flat roof is out of character with the host dwelling and the general street scene
ED 19/00652/FUL	Approved with Conditions	118 Molrams Lane
ED 19/00697/ADV	Approved with Conditions	Bus Shelter near Bells Chase
ED 19/00698/ADV	Approved with Conditions	Bus Shelter at The White Horse
ED 19/00724/FUL	Approved	11 Loftin Way

REFUSED PLANNING PERMISSIONS

VC