

# Great Baddow Parish Council

## Report of the Parish Council Planning Committee

The Committee met at 7.30pm on Monday 20th May 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  
Councillor A Sosin

Also in Attendance :- Administrative Officer  
One member of the public

The Chairman read out the statement about recording and use of social media

### **104/19 Apologies**

There were no apologies for absence.

### **105/19 Minutes**

The minutes of the last meeting held on 29th April 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 A Sosin.

### **106/19 Declaring any Pecuniary and Non Pecuniary Interests**

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

### **107/19 Public Question Time**

There was one member of the public present who was there to note observations relating to Planning Application 19/00677/FUL

### **108/19 Planning Applications**

108/19- 1	19/00408/FUL	Plot Ref :	Type :-	FUL
	Applicant Name :-	Finch Mr Ryan	Date Received :-	24/04/2019
	Location :-	21 Gilmore Way Gilmore Way Great Baddow CM2 7AW	Date Returned :-	21/05/2019

Proposal : Front dormer.

Observations : The Parish Council objects to this planning application as it is considered an overdevelopment of the site and there is insufficient off-street parking available for a 5 bedroomed property. Additionally, the proposed flat roof is out of character with the host dwelling.



108/19- 2 19/00448/FUL Plot Ref : Type :- FUL  
Applicant Name :- Jennings Mr Stephen Date Received :- 25/04/2019  
Location :- Land Rear of 19 Orchard Close Date Returned :- 21/05/2019  
Orchard Close  
Great Baddow  
CM2 9SL

Proposal : Detached dwelling on land to rear of 19 Orchard Close with a vehicular access shared with 30 Petrel Way.

Observations : The Parish Council objects to this planning application for the same reasons already provided by Essex County Council Highways.

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108/19- 3 19/00544/FUL Plot Ref : Type :- FUL  
Applicant Name :- Betts Miss Date Received :- 02/05/2019  
Location :- 7 The Dell Date Returned :- 21/05/2019  
The Dell  
Great Baddow  
CM2 7JY

Proposal : Demolish existing conservatory. Construction of replacement single storey extension.

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

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108/19- 4 19/00625/FUL Plot Ref : Type :- FUL  
Applicant Name :- Rivero Mr & Mrs Stuart & Lucia Date Received :- 29/04/2019  
Location :- 22 Mascalls Way Date Returned :- 21/05/2019  
Mascalls Way  
Great Baddow  
CM2 7NS

Proposal : Construction of second floor rear extension, front roof lights, rear juliette balcony, alterations to existing fenestration and one additional side window.

Observations : The Parish Council objects to this planning application as it is considered of poor design, an overdevelopment of the site and out of keeping with the host house and neighbouring properties. There is also insufficient off-street parking available for the proposed development.

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108/19- 5 19/00652/FUL Plot Ref : Type :- FUL  
Applicant Name :- Haylock Mrs Vicky Date Received :- 24/04/2019  
Location :- 118 Molrams Lane Date Returned :- 21/05/2019  
Molrams Lane  
Great Baddow  
CM2 7TL

Proposal : Temporary change of use of Hargrave House from C3 (Childrens Home) to D1 (non-residential institution) use class.

Observations : The Parish Council has no objection to this planning application but suggests that parking utilization is monitored and remedial action taken if the anticipated usage is exceeded.

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*V. Curwen*  
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108/19- 6 19/00677/FUL Plot Ref : Type :- FUL  
Applicant Name :- Thorpe Miss Emma Date Received :- 03/05/2019  
Location :- 49 Maldon Road Date Returned :- 21/05/2019  
Maldon Road  
Great Baddow  
CM2 7DN

Proposal : Change of use from A4 (drinking establishment) to C1 (exclusive use holiday accommodation) including internal alterations.

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

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108/19- 7 19/00697/ADV Plot Ref : Type :- ADV  
Applicant Name :- Hopkins Mr James Date Received :- 29/04/2019  
Location :- Bus Shelter near Bells Chase Date Returned :- 21/05/2019  
Galleywood Road  
Great Baddow  
CM2 8DS

Proposal : Digital advert on the real-time passenger information screen located at the bus stop.

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

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108/19- 8 19/00698/ADV Plot Ref : Type :- ADV  
Applicant Name :- Hopkins Mr James Date Received :- 29/04/2019  
Location :- Bus Shelter at The White Horse Date Returned :- 21/05/2019  
Galleywood Road  
Great Baddow East  
CM2 7HH

Proposal : Digital advert on the real-time passenger information screen located at the bus stop.

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

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108/19- 9 19/00724/FUL Plot Ref : Type :- FUL  
Applicant Name :- Lawrence & Rushen Mr & Ms Date Received :- 30/04/2019  
Location :- 11 Loftin Way Date Returned :- 21/05/2019  
Loftin Way  
Great Baddow  
CM2 9TN

Proposal : External insulation & cladding to existing walls to front & side elevations

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

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108/19- 10 19/00823/FUL Plot Ref : Type :- FUL  
Applicant Name :- Musso Ms Date Received :- 10/05/2019  
Location :- 23 Langdale Gardens Date Returned :- 21/05/2019  
Langdale Gardens  
Chelmsford  
CM2 9QH

*V. Clutwell*

Proposal : Loft conversion with hip to gable roof extension and rear dormer and front facing rooflights.

Observations : The Parish Council has no comment to make on this planning application because it is not in the parish of Great Baddow and whilst in proximity to the parish boundary, the development is unlikely to impact on the parish.

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108/19- 11 19/00825/FUL Plot Ref : Type :- FUL  
Applicant Name :- Pavely Mr James Date Received :- 13/05/2019  
Location :- 107 Baddow Road Date Returned :- 21/05/2019  
Baddow Road  
Great Baddow  
CM2 7PY

Proposal : Part single, part two storey extension

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

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108/19- 12 19/00849/FUL Plot Ref : Type :- FUL  
Applicant Name :- Smart Mr Graham Date Received :- 13/05/2019  
Location :- 110 Vicarage Lane Date Returned :- 21/05/2019  
Vicarage Lane  
Great Baddow  
CM2 8JD

Proposal : Two storey front, side and rear extensions, with juliette balcony to rear. Replacement pitched roof to existing flat roof garage. New rooflights to front.

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

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108/19- 13 19/05537/CAT Plot Ref : Type :- CAT  
Applicant Name :- Murphy Mr Edward Date Received :- 13/05/2019  
Location :- Palmerston Lodge Date Returned :- 21/05/2019  
High Street  
Great Baddow  
CM2 7HF

Proposal : Robinia (T10) - Fell to a low stump and eco plug stump to prevent regrowth - Reason: Due to roots lifting pavement and creating a trip hazard in retirement property residential gardens

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

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#### 109/19 Amended Planning Applications

109/19- 1 19/00311/FULA Plot Ref : Type :- FUL  
Applicant Name :- Russell Mrs Date Received :- 07/05/2019  
Location :- Almond Lodge, The Bringey Date Returned :- 21/05/2019  
The Bringey  
Great Baddow

*V. Christie*

CM2 7JW

Proposal : Construction of an annexe.

Observations : The Parish Council noted the amendments provided and has no objection to this planning application.

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**110/19 Chelmsford City Council Decisions**


There were 8 decisions to report to the meeting, as per the attached sheet.

**111/19 Chelmsford City Council Agenda**

The next meeting is scheduled for 11th June 2019. The agenda is not available yet.

**112/19 Matters for Information**

There being no further business, the meeting was closed at 8:34 pm

Signed .....  .....

Date ..... 10.6.19 .....

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

**Minute Ref**

**Mon 20 May 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**

18/01539/FUL	Approved with Conditions	18 Baddow Place Avenue
<b>ED</b> 18/01539/FULA	Approved with Conditions	18 Baddow Place Avenue
<b>ED</b> 19/00363/FUL	Approved	2A Lodge Avenue
<b>ED</b> 19/00402/FUL	Approved	7 Harrow Way
<b>ED</b> 19/00440/FUL	Approved	76 Vicarage Lane
<b>ED</b> 19/00450/FUL	Approved	7 Firecrest Road
<b>ED</b> 19/05058/TPO	Approved	18 Tabors Avenue

**REFUSED PLANNING PERMISSIONS**

<b>CD</b> 19/00388/FUL	Refused	Land South of Homecroft
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: - Condition 1 The application has failed to overcome planning objections arising out of prior application 18/01312/FUL and fails to accord the Council's local development plan. Policy DC2 of the Core Strategy and Development Control Policies DPD states that planning permission will be granted provided that the intrinsic character and beauty of the countryside is not adversely impacted upon and the proposal is for residential infilling in accordance within Policy DC12. Policy DC12 of the Core Strategy and Development Control Policies DPD states that planning permission will be refused for residential infilling in the countryside unless the application site constitutes a small gap in an otherwise built up frontage; the development does not detract from the intrinsic character and beauty of the countryside and the proposal does not consolidate development in a remote area or served by unsatisfactory roads. The application site does not constitute a small gap in an otherwise built up frontage. The construction of one new dwelling in such a location would result in the introduction of an urbanising built form into an area of otherwise rural and open land. The development disrupt the sporadic pattern of development and erode the rural aesthetic of the site. The proposed driveway and associated vehicles using it would traverse across the root protection areas of a nearby mature oak tree. This would encroach into the root protection area of the tree and exert stress by reducing optimal rooting volume. The development is therefore likely to harm the health of a tree that is considered to contribute to the intrinsic character and beauty of the rural		Local COMMENT The Parish Council has no objection to this planning application provided that the City Council are satisfied that the proposal adequately protects the two trees in question

VC

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setting. In this regard the development would further fail to enhance the natural environment.

The proposal is contrary to Policy DC2, DC12 and the objectives of the National Planning Policy Framework.

**Condition 2**

Paragraph 109 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact upon highway safety, or the residual cumulative impacts on the road network would be severe.

The proposal would rely on a point of access onto Southend Road/Moirams Lane that is substandard. The appropriate visibility is not possible to the north and neither possible to the south when vehicles occupy the adjacent bus cage/layby.

The proposal would lead to the intensification of a substandard access and result in an unacceptable degree of hazard to all road users to the detriment of highway safety. The proposal would be contrary to the objectives of the National Planning Policy Framework.

**Condition 3**

Policy DC42 of Chelmsford's Local Development Plan seeks to ensure good levels of site planning within application sites.

This includes arranging access points and routes within the site that would not cause unacceptable effects on adjoining sites, property or their occupiers.

The application proposes a driveway to run across the site close to and adjacent to the host dwelling Homecroft. This would lead headlight glare and engine noise from vehicle movements close to the host property diminishing the amenity enjoyed within. The proposal is therefore contrary to local planning policy DC42.

**Condition 4**

Section 15 of the National Planning Policy Framework (NPPF) requires that local planning authorities, when determining planning applications, should apply the principle that if significant harm to biodiversity resulting from development cannot be avoided adequate mitigation, or, as a last resort, compensation for, then planning permission should be refused.

Policy DC13 of the Core Strategy and Development Control Policies Development Plan Document advises that when determining planning applications appropriate weight will be attached to designated sites of international, national and local importance. It also states that development proposal must avoid any adverse effects on the integrity of European and RAMSAR sites and where possible enhance the biodiversity interest of internationally designated sites for nature conservation.

The proposal site falls within a 'zone of influence' identified by Natural England. Within this zone, significant impacts to a European designated site are considered likely to occur through increased recreational pressure either alone or in combination with new residential development.

The application fails to provide any information to allow the likely significant effects to be ruled out or mitigated. The proposal development is therefore in conflict with the NPPF and Policy DC13.

VC

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**REFUSED PLANNING PERMISSIONS**

**CD 19/00501/FUL**

**Refused**

**18 Jeffery Road**

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

Policy DC45 of the Core Strategy and Development Control Policies Development Plan Document seek to create high quality design. Amongst other matters, these policies state that planning permission will only be granted for extensions to existing 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 proposed outbuilding would be harmful to the open frontage character and appearance of the estate.

The poor visual relationship between the scheme and the street scene is exacerbated by the prominent siting, size, design and form of the proposed outbuilding. When combined with the location and layout of the site within the street scene on the junction of Jeffery Road and Crescent Road any development forward of the host dwelling would result in an awkward, alien, isolated, visually prominent structure within the area.

The proposed development be incongruous and uncharacteristic of the area, would represent poor design and would fail to comply with Policy DC45 of the Core Strategy and Development Control Policies DPD, Emerging Policy MP1, and the aims of Chapter 12 and Paragraphs 124, 127 and 130 of the National Planning Policy Framework.

VC