

Great Baddow Parish Council

Report of the Parish Council Planning Committee

The Committee met at 7.30pm on Monday 20th July 2020 via Zoom.
Councillor A Sosin chaired the meeting.

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

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

302/20 Apologies

Apologies for absence were received from Cllr E Ball and Cllr M Mahil

303/20 Minutes

The minutes of the meeting held on 6th July 2020 were noted.

304/20 Declaring any Pecuniary and Non Pecuniary Interests

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

305/20 Public Question Time

No questions or observations from the public had been received.

306/20 Planning Applications

306/20- 1 20/00930/FUL Plot Ref : Type :- FUL
Applicant Name :- Berry Mr Simon Date Received :- 09/07/2020
Location :- 59 Sawkins Avenue Date Returned :- 21/07/2020
Sawkins Avenue
Great Baddow
CM2 9SB

Proposal : Formation of access.

Observations : The Parish Council objects to this application as it would result in a loss of public green space. Additionally, if repeated for neighbouring properties, the loss of green space would be significantly greater.

306/20- 2 20/01014/FUL Plot Ref : Type :- FUL
Applicant Name :- Little Mrs Ann Date Received :- 13/07/2020
Location :- The Out Post Date Returned :- 21/07/2020
Chelwater
Great Baddow
CM2 7FH

Proposal : Proposed replacement building to form meeting room / quiet working area with security gate

Observations : The Parish Council has no objection to this planning application although the drainage onto neighbouring properties is a concern.

306/20- 3 20/01015/FUL Plot Ref : Type :- FUL
Applicant Name :- Tolladay Mark Date Received :- 09/07/2020
Location :- Essex County Fire & Rescue Date Returned :- 21/07/2020
Longmead Avenue
Great Baddow
CM2 7EZ

Proposal : Replacement of existing deteriorated windows and doors with new aluminium system.

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

306/20- 4 20/01050/FUL Plot Ref : Type :- FUL
Applicant Name :- Whiting Mr Richard Date Received :- 13/07/2020
Location :- 37 Goodwin Close Date Returned :- 21/07/2020
Goodwin Close
Great Baddow
CM2 9GX

Proposal : Part garage conversion, first floor side extension with dormer widows to front and rear and rear extension. Loft conversion with sloping roof dormer and Velux roof light to front elevation.

Observations : The Parish Council objects to this planning application as it is considered to be an overdevelopment of the site. Additionally, the proposed parking arrangements are inadequate, given that the proposed development would result in a residence which easily lends itself to be used as a four bedroomed property.

307/20 Chelmsford City Council Decisions

There were 4 decisions to report to the meeting, as per the attached sheet.

308/20 Chelmsford City Council Agenda

The meeting scheduled for 4th August 2020 has been cancelled. The next meeting is scheduled for 1st September 2020 but an agenda has not been received yet.

309/20 Matters for Information

Cllr A Sosin reported that he understood that two potholes which he reported some time back had been filled but he would check himself.

There being no further business, the meeting was closed at 7:51 pm

Signed

Date

NOTIFICATIONS OF PLANNING DECISIONS FROM Chelmsford City Council

Minute Ref

Mon 20 July 2020

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

CD 20/00559/FUL

Approved with Conditions

Land Adj 255 Gloucester Avenue

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 an overdevelopment of the site. The Parish Council is also concerned about the lack of off-street parking for the two proposed residences and the restricted view when exiting from Gunson Gate

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 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: To ensure the proposed development is visually satisfactory and does not prejudice the appearance of the locality in accordance with Policy DM23 of the Chelmsford Local Plan.

Condition 4 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 5 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 6 Prior to the first occupation of the dwelling hereby permitted, charging infrastructure for electric vehicles shall be installed at a rate of 1 charging point per dwelling.

Reason: To ensure that the development is constructed sustainably in accordance with Policy DM25 of the Chelmsford Local Plan.

Condition 7 All new dwelling units as hereby approved shall

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be constructed to achieve increased water efficiency to a standard of no more than 110 litres of water per person per day in accordance with Building Regulations Approved Document Part G (2015 - as amended).

Reason: To ensure the development reduces water dependency in accordance with Policy DM25 of the Chelmsford Local Plan.

Condition 8 No wall, gate, fence, hedge or other means of enclosure higher than 600mm other than hereby approved shall be constructed within the front or along the south and east boundaries of the site without the written consent of the local planning authority.

Reason: To provide adequate inter-visibility between the pedestrian and users of access and the existing public highway for the safety and convenience of the users of the highway and access having regard safety.

Condition 9 Prior to first occupation of the new dwelling hereby approved, the existing access on Gloucester Avenue shall be permanently closed incorporating the reinstatement to full height of the footway and kerbing.

Reason: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety.

Condition 10 Prior to first occupation of the new dwelling hereby approved the vehicular access to the front off-road parking area of the new dwelling shall be made available by relocating the road name sign in accordance with details that shall have been previously agreed with Essex County Council, Highway Authority.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety.

Condition 11 Prior to first occupation of the new dwelling hereby approved the garage located within the rear of the application site and shown on drawing No. 02 A shall be demolished and the resultant material cleared from the site as indicated on drawing No. 04 A. Reason: The retention of the garage and parking space would reduce the rear amenity space for the new and existing dwellings which would be contrary to Policy DM26 of the Chelmsford Local Plan.

ED 20/00698/FUL	Approved with Conditions	23 Beehive Lane
ED 20/00712/FUL	Approved with Conditions	21 Jeffery Road
ED 20/05085/TPO	Approved	The Vineyards

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