

**REPORT OF THE PLANNING COMMITTEE MEETING
HELD ON 14 JUNE 2007 AT 7.00PM
AT THE KEENE HALL, WATCHOUSE ROAD, GALLEYWOOD**

PRESENT	Cllr Bob Harman (Acting Chairman) with Cllr Chris Dicks, Cllr John Turkentine, and Cllr Bob Villa
IN ATTENDANCE	Mrs Nicola Caton, Assistant Clerk to the Council
MEMBERS OF THE PUBLIC	11

1. **APOLOGIES FOR ABSENCE** – Cllr Roy Van Tromp (Chairman),
Cllr Howard Ebden and Cllr Neville Paul.
2. **MINUTES OF THE MEETING HELD ON 17 MAY 2007 AND ANY MATTERS
ARISING** The minutes were agreed and signed by the Acting Chairman. The
following matters arising were tabled:
 - 2.1 **Lyndon, Stock Road, Galleywood** Councillors were informed that the
Enforcement notice deadline has been reached (31 May 2007). CBC
Enforcement are aware that Councillors are still concerned with regard to
the parking problem and will endeavour to address the issue. *Action –
Review 31 August 2007.*
 - 2.2 **Notice of Pre-Examination Meeting for: The Core Strategy &
Development Control & The Chelmsford Town Centre Area Action
Development Plan Documents (DPFs)** It was reported that the Clerk had
written to Mr D Stebbing, CBC Planning Policy Officer and Parishoner Mr
Collins on 1 June 2007. Correspondence from CBC Planning Policy
responding to Mr Stebbing's letter had been received dated 14 June 2007
stating that Councillors comments would be taken into consideration after
the Examination Meeting in September during the Site Allocations
Document (SAD) process. *Action – Clerk to forward Mr Collins a copy of
the received email.*
 - 2.3 **The Core Strategy & Development Control & The Chelmsford Town
Centre Area Action Development Plan Questionnaire** It was reported
that the questionnaire had been completed and sent on 25 May 2007.
3. **CORRESPONDENCE**
 - 3.1 **Notice of Application for a Goods Vehicle Operators Licence,
Premises Five Tree Works, Bakers Lane, West Hanningfield –
Applicant CD's Fencing** Councillors were invited to make their
comments on the application. No objection to this application was made.
 - 3.2 **Temple Farm - 800,000sq ft Industrial Estate** It was reported that an
email from the Temple Farm Action Group had been received inviting
comment on the recent planning application 07/00522/SCOPE.
Councillors stated that further information was required as to any traffic
effect on the A12 /A127 and B1007 before any decision by the Committee
could be made. *Action – Retain this item under review.*

3.3 Stansted Airport – Public Enquiry – Broxted Parish Council

Councillors were informed that the Vice Chairman of Broxted Parish Council was inviting the support of Essex Parishes at the Public Inquiry. It was reported that Uttlesford District Council had turned down the Expansion Appeal last year. Councillors expressed their concern on the possible impact of any proposed development which could be scheduled in 2013. It was agreed that further information and a detailed look at specified websites/enquiry papers would be appropriate prior to any possible response. *Action – Clerk to circulate copies of the correspondence and website links to all Councillors. Clerk to raise the issue of a possible planning sub committee that would report on wider planning issues such as Stansted at the next Parish Council Meeting. Cllr Harman to investigate any policy documentation and liaise with Cllr Van Tromp.*

3.4 Galleywood Common Councillors were informed that the two mobile homes recently erected on Galleywood Common were in temporary use by owners of the property known as Heathercote.

3.551 Watchouse Road – The Bakery and Tearoom It had been brought to the attention to Councillors that No 51 Watchouse Road had recently placed tables and chairs to the front and interior of the premises. It was reported that the premises have an A1 licence and would require an A3 licence for the selling and consumption of drink and food at the premises. CBC Enforcement Officers are aware of the situation and will deal with appropriately.

4. PLANNING APPLICATIONS

4.107/01041/FUL – Autopoint, Barnard Road, Galleywood CM2 8RS – Replacement garage for automotive repairs

7.23pm Councillor Dicks declared an interest, signed the declaration of interest book and left the meeting.

Councillors reported that the current garage site covered an area of 113sqm of the overall site. The pumps and canopy area occupy 123 sqm representing a total of 236 sqm. The proposed new garage unit would cover 258 sqm, the canopy and pumps will be removed completely. Concern was shown as to the impact of this expansion. The Chairman requested that the meeting be closed for Public Question Time.

7.28pm The meeting closed for Public Question Time

7.47pm The meeting reconvened

Councillors viewed their concerns over the following issues:-
Noise levels, parking, hours of trade, type of business limitation, safety of the underground petrol storage tanks, increased traffic, safety of the local school children. The Committee reported that they were aware that the current business situation was not satisfactory but on balance this was an opportunity to improve the site and its use.

7.52pm The meeting closed for Public Question Time

7.55pm The meeting reconvened

Councillors agreed that the possibility of specific planning clauses within the application should be considered by CBC

8.05pm The meeting closed for Public Question Time

8.07pm The meeting reconvened

Councillors considered the issue of noise limitation with regard to the possibility of closing the shuttered garage doors.

8.09pm The meeting closed for Public Question Time

8.10pm The meeting reconvened

The Committee concluded that they could not, on balance, object to this application but would put forward the following comments to CBC and request that specific planning restrictions be attached to any approval:-

- The restriction and physical control of noise, including the requirement to ensure all work is carried out inside the building with some form of noise-limiting doors/shutters to prevent excessive noise being audible outside.
- Specific type of work to be carried out (servicing and MOT's – no body repairs or spraying).
- The need to adhere to stated working hours.
- The necessity of keeping vehicles off the highway and in a fenced area on the premises.
- CBC to investigate the possibility of technically assessing the noise and other impacting factors on the residents
- The underground tanks to be made safe in accordance with current legislation.

It was reported that the Committee would like to see an overall improvement for the site.

8.18pm Cllr Dicks rejoined the meeting.

4.2 07/00982/CLEUD – Caravan, Brook Lane, Galleywood CM2 7SY – Permanent Dwelling The Committee requested further information be supplied by CBC on this application prior to any forthcoming decision.

Action: Clerk to contact CBC to obtain and enquire as to deadline date

4.3 07/01085/FUL White Bear, Watchouse Road, Galleywood, CM2 8NH – The construction of a raised terrace area and wind screen balustrading and the installation of retractable awning within the beer garden No objection

4.4 07/01094/FUL – Maple House, The Street, Galleywood – Single Storey rear extension, increased height of existing conservatory, first floor front extension No Objection

4.5 07/00743/FUL – 192 Watchouse Road, Galleywood, CM2 8NF – Pitched Roof to garage and two storey side extension The minor amendment to the driveway access was noted. No objection

5. APPLICATION FOR TREES SUBJECT TO A TPO

5.1 **Tree Warden Report** - None made

5.2 **07/05144/TPO – 6 Milligans Chase, Galleywood, CM2 8QD – T9 – Oak in rear garden of property – crown reduce by 1.5m maximum, cutting to suitable growing points, leaving a balanced crown, crown lift dropper branches to 2.1m and clean out dead wood** No objection

5.3 **TPO/2007/083 – Footpath rear of 265 to 283 Barnard Road, Galleywood** No Objection

6. CBC DECISIONS

Application	Date	Applicant	Proposal	CBC Decision
07/00680/FUL	30.03.07	455 Beehive Lane, Galleywood, CM2 8RJ	Demolition of existing dwelling and erection of three houses and garage GPC 12.04.07 No Objection	Application Granted 23.05.07
07/00719/FUL	05.04.07	86 Watchouse Road, Galleywood, CM2 8NH	Demolition of existing conservatory to rear. Erection of single storey flat roof extension to rear. GPC 12.04.07 No Objection	Application Granted 29.06.07
07/00756/FUL	12.04.07	469 Beehive Lane, Galleywood, CM2 8RJ	Retention of window to side elevation and alteration of roof slope to approved application 06/01738/FUL GPC 17.05.07 No Objection	Application Granted 23.05.07
07/00759/FUL	13.04.07	33A Skinners Lane, Galleywood CM2 8RP	Single storey front extension GPC 17.05.07 No Objection	Application Granted 23.05.07
07/00772/FUL	16.04.07	Staveley, Slades Lane, Galleywood, CM2 8RW	Two Storey rear extensions, single storey side and front extensions. GPC 17.05.07 Objection	Application Granted 05.06.07
07/00683/FUL	13.04.07	The Hall, The Street Galleywood, CM2 8RP	Provision for external area formed by erection of 2 no awnings and safety railings in existing carpark GPC 17.05.07 No objection	Application Granted 05.06.07

The Committee reported concern on the CBC decision with regard to application 07/00772/FUL – Staveley, Slades Lane. *Action: Clerk to write to CBC requesting further clarification as to the decision factors.*

7. APPEALS

7.1 APP/W1525/A/06/2015328/NWF – Land Adjacent Newells, Slades

Lane, Galleywood Cllr Harman and Cllr Turkentine attended the Appeal hearing held at CBC offices 2 & 3 May 2007. Councillors were informed that the Appeal was dismissed by the Planning Inspectorate on 23 May 2007.

8. REGIONAL GYPSY AND TRAVELLER PUBLIC ENGAGEMENT EVENT – REPORT

The Committee were informed of the Review of Gypsy and Traveller accommodation needs in the East of England. The publication by the Regional assembly was discussed. *Action - Clerk to forward copies to all Committee members. Cllr Harman and Cllr Turkentine to put an option of comment forward to the E f E Regional Assembly by 31 July deadline.*

9. PROPOSED CHANGES TO THE EAST OF ENGLAND PLAN No further information to report.

10. LOCAL DEVELOPMENT FRAMEWORK To be re-examined in June. Representations sent to CBC 19 December 2006.

11. ANY OTHER BUSINESS

Galleywood Website Planning Information Councillors agreed that the Galleywood Website would link parishioners to the CBC Planning site for all current listings and information regarding parish planning applications.

12. DATE OF NEXT MEETING

Thursday 19 July 2007 at 7.00pm

*Meeting closed at 9.05pm
Minutes taken by Mrs Nicola Caton
Assistant Clerk to Galleywood Parish Council*

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Signed, Chairman on 19 July 2007