

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD AT THE KEENE HALL, GALLEYWOOD
ON THURSDAY 12 JUNE 2008 AT 7.00PM**

**This document is the Assistant Clerk's record of the Planning Committee,
formal acceptance will take place at the next Planning Committee**

1. RECORD OF THOSE PRESENT

Cllr Roy Van Tromp (Chairman), Cllr June Baker, Cllr Robert Harman (Vice Chairman), Cllr John Turkentine and Cllr Bob Villa.

2. APOLOGIES AND REASONS FOR ABSENCE

Cllr Chris Dicks – vacation and Cllr Neville Paul – prior engagement.

3. DECLARATION OF INTEREST (EXISTENCE AND NATURE), WITH REGARD TO ITEMS ON THE AGENDA

Cllr Robert Harman declared an interest as to agenda item 7.4 signed the declaration of interest book and agreed to leave the meeting at the appropriate juncture.

4. PUBLIC PARTICIPATION SESSION WITH RESPECT TO ITEMS ON THE AGENDA - 4 members of the public were present

The Chairman invited members of the public wishing to make representations on Agenda Items to do so at the appropriate point.

At the Chairman's discretion Parishioners Mr Bob Axford and Mr Hugh Arnold addressed the Committee on Well Lane planning issues.

5. MINUTES OF THE MEETING HELD ON 17 APRIL 2008, MATTERS ARISING AND NOTES OF WORKING PARTIES HELD

The minutes were proposed as a true record of the meeting by Cllr Bob Villa and seconded by Cllr John Turkentine. It was agreed by the Cllrs present at the 15 May 2008 meeting that the Chairman sign the minute book. The following matters arising were tabled:

5.1 Traffic Calming – The Assistant Clerk reported that agency attendees present at the Quadripartite meeting held on 28 March 2008 had been contacted requesting an update on issues raised.

5.2 CBC Website – Consultee Process A letter to CBC regarding the planning website had not been raised by the Assistant Clerk as no failings in the system had occurred this month. The log of any failings remains an ongoing action.

6. CORRESPONDENCE

6.1 Town and Country Planning Act 1990 – Notification of Second Appeal – APP/W1525/A/08/2074419/NWF - Land Rear of 41 Well Lane

7.10pm *The meeting closed for public questions.*

7.11pm *The meeting reconvened.*

The Committee noted the application. Deadline for comment 10 July 2008.

6.2 EEAPTC – Prosperous Places Consultation deadline date 20 June 2008. *Action: Assistant Clerk to review documentation on the weblink provided.*

6.3 The Parish and Town Council A12 Inquiry Group The Committee were informed that updated comments from GPC had been included in the summary of responses from local Parish Councils.

6.4 EALC – RSS Single Issue Review – Planning for Gypsy and Traveller Accommodation in the East of England Review circulated 2 June 2008. No further action required.

7. PLANNING APPLICATIONS

The Committee agreed that Cllr John Turkentine use the Virtual Earth internet link to give a satellite view of the following properties as an aid to visualise street scene and appropriate size of development detail.

7.1 07/02503/AOD1 - White House, Stock Road, Galleywood, CM2 8PW - Approval of Detail on Planning Application 07/02503/FUL approved Action: Assistant Clerk to contact CBC Planning regarding Committee concerns that building work appears to have commenced prior to the submission of conditional reports on the granted application.

7.2 08/01063/FUL - 12 James Croft, Galleywood, CM2 8WD – Part single part two storey rear extension No Objection.

7.3 08/00855/FUL – Land Adjacent to 1 Attwoods Close, Galleywood, CM2 8QJ – Demolition of garage and erection of one dwelling

7.23pm The meeting was closed for public question time.

7.25pm The meeting reconvened.

Objection. The Committee agreed that the proposed development was of an inappropriate size and design for the specified plot and that the application did not fulfil the Village Design Statement p10 para 2.

7.4 08/01005/FUL - 3 Arnold Way, Galleywood, CM2 8PA - Rebuilding of garden wall to enlarge rear garden

7.27pm Cllr Robert Harman declared a personal interest and left the meeting
Objection. The Committee reported the following concerns.

- The height of the wall (1800mm) is proposed in close proximity to existing trees.
- The through traffic sight line would be obstructed to and from Arnold Way and Vale End.
- The retention and maintenance of the existing trees is of importance to the general street scene.

7.5 08/00974/FUL - 29 Brook Lane, Galleywood, CM2 8NL - New dormer window to front elevation and external alterations No Objection.

7.6 08/00950/FUL - 5 Rous Chase, Galleywood, CM2 8QF - Single storey rear extension No Objection.

7.7 08/00932/FUL - 23 Pryors Road, Galleywood CM2 8SA - Rear conservatory No Objection.

7.8 08/00862/CLEUD – Carlton Farm, Beehive Lane, Galleywood, CM2 8RL – Use of land for parking and storage of cars, commercial vehicles, trailers and skips No Objection.

The Committee agreed that the Virtual Earth visual guide had been a valuable aid to the decision making process.

8. APPLICATIONS FOR TREES SUBJECT TO A TPO

It was reported that the Tree Warden had no objection to the following:

8.1 08/05087/TPO - 17 Milligans Chase, CM2 8QD – T7 Oak rear of boundary ditch – Crown reduction by 25% (2-3m) maximum cutting to suitable growing points, lightly crown thin by 15%, clean out dead wood

8.2 08/05086/TPO - 15 Milligans Chase, CM2 8QD – T6 Oak on rear boundary between 15 and 17 Milligans Chase reduce overhang to no 17 by a maximum of 3-4m cutting to suitable growing points, clean out dead wood

9. CBC DECISIONS

The following CBC planning applications were recorded:

Application no	Date	Address	Application	CBC Decision
08/00360/FUL:	27.02.08	Land Rear of 41 Well Lane, Galleywood, CM2 8QZ	Residential development to erect three, two-storey five bed detached houses with garages. GPC Objection 13.03.08	Application Refused 27.05.08 APPLIED FOR APPEAL
08/00478/FUL	31.03.08	The Old Oaks, Ponds Road, Galleywood, CM2 8QP	Enclosure and roof to existing pool. GPC Objection raised 17.04.08	Application Withdrawn
08/00609/FUL	03.04.08	The Old Oaks, Ponds Road, Galleywood, CM2 8QP	Restoration of existing sheds/store room. GPC No objection 17.04.08	Application Granted 28.05.08
08/00544/FUL	03.04.08	111 Pyms Road, Galleywood, CM2 8PX	Erection of Conservatory. GPC No objection 17.04.08	Application Granted 21.05.08
08/00666/FUL GREENBELT	04.04.08	Sports Pavilion, Slades Lane, Galleywood CM2 8RW	Replacement clubhouse with siting of temporary Portakabin during construction GPC No Objection 17.04.08	Application Withdrawn
08/00647/FUL	08.04.08	Two Oaks, The Common, Galleywood CM2 8TP	1 ½ Storey side extension, single storey rear extension, porch replacement and replacement front and rear dormers GPC no Objection 17.04.08	Application Granted 02.06.08
08/00256/FUL	08.04.08	36 Chaplin Close, Galleywood, CM2 8QW	Rear Conservatory. GPC No objection 17.04.08	Application Granted 28.05.08
08/00440/FUL	25.04.08	St Michaels Church of England Junior School, Barnard Road, Galleywood, CM2 8RR	New front boundary fencing and entrance gates 1200mm tall. GPC No Objection 15.05.08	Application Granted 03.06.08
08/00813/FUL	01.05.08	25 Braziers Close,	Replacement	Application Granted

		Galleywood CM2 8YJ	garage and single storey front extension GPC No Objection 15.05.08	02.06.08
08/00922/ECC3	13.05.08	Galleywood Infant School, Barnard Road, Galleywood CM2 8RR	Removal of existing fence and installation of new 1.2m high fence at Barnard Road. GPC No objection 15.05.08	No Objection 23.05.08

10. APPEALS

10.1 APP/W1525/A/08/2074419/NWF – Land Rear of 41 Well Lane, CM2 8QZ – Residential development to provide 4 no. four bedroom detached dwellings At the Chairman's discretion parishioners Mr Bob Axford and Mr Hugh Arnold addressed the Committee. The Committee were congratulated on the VDS statements submitted to CBC in objecting to this application. A residents meeting is planned by the parishioners (date to be confirmed) to which Cllrs will be invited.

11. TRAFFIC CALMING

The Committee debated Cllr Chris Dicks' report on Brook Lane. *Action: Committee to ask Cllr Dicks to specify where appropriate signs could be placed within Brook Lane.* The Committee agreed to submit a formal request to the Finance and Resource Committee for funding in order that speed reduction notices or SIDs could be purchased for Watchouse Road. Parishioner Mr K Taylor stated that residents were concerned with Brook Lane being used as a 'cut through' and the impact that the de-restricted speed limit has on the area. Cllrs agreed that the traffic safety and speed awareness was a priority. Cllr John Turkentine informed the Committee that the following website was available to check local road maintenance. <http://essex.elgin.gov.uk/index.cfm?fuseaction=streetworks.streetworksHome> *Action: Cllr John Turkentine and Cllr Roy Van Tromp to submit a finance paper to Finance and Resource Committee meeting to be held on 19 June 2008). Assistant Clerk to forward copies of Cllr Chris Dicks report to parishioners Mr K Taylor and Mr S Brown.*

12. PLANNING MEETINGS

The Committee agreed that an informal working party meeting should be held to discuss the full documentation submitted on the Temple Farm outline planning application 08/00476/OUT. *Action: Assistant Clerk to co-ordinate.* A letter to the consultancy agency was approved requesting detail on the GPC owned Bus Shelter removal/replacement.

13. LOCAL DEVELOPMENT FRAMEWORK

No information to report.

14. CBC WEBSITE – CONSULTEE PROCESS The Committee were informed that the new contact for CBC Customer Service is Ms Joy Thomas.

Action: Cllr John Turkentine to co-ordinate a meeting with Ms Thomas and members of the Consultee Forum.

15. DATE OF NEXT MEETING - 7.00pm – 17 July 2008 – Lodge Room, Keene Hall.

*There being no further business to be transacted,
The Chairman closed the meeting at 8.15pm
Minutes taken by Mrs Nicola Caton, Assistant Clerk to Galleywood Parish
Council*

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(Signed, Chairman on 17 July 2008)