

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD AT THE KEENE HALL, GALLEYWOOD
ON MONDAY 13 MARCH 2008 AT 7.00PM**

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

1. RECORD OF THOSE PRESENT

Cllr Bob Harman (Vice Chairman), Cllr June Baker, Cllr John Turkentine, and Cllr Bob Villa.

2. APOLOGIES AND REASONS FOR ABSENCE

Cllrs Chris Dicks (work commitment), Cllr Neville Paul (previous engagement), and Cllr Roy Van Tromp (vacation),

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

None declared.

4. PUBLIC PARTICIPATION SESSION WITH RESPECT TO ITEMS ON THE AGENDA (7 members of the public were present)

The Vice Chairman invited members of the public wishing to make representation on a Planning Applications to do so at Agenda item 7. Cllrs noted parishioner Mr Bob Axford's concerns over highway and verge parking within the area and the potential for over development under the Local Development Framework plan. Cllrs agreed to address this matter under Agenda item 11.

5. MINUTES OF THE MEETING HELD ON 14 FEBRUARY 2008, MATTERS ARISING AND NOTES OF WORKING PARTIES HELD

The Minutes were proposed as a true record of the meeting by Cllr Bob Villa, seconded by Cllr John Turkentine, and agreed. The Vice Chairman signed the minute book.

5.1 Proposed Parish Traffic Management Programme It was reported that the quadripartite meeting was being rescheduled for the week commencing 7 April 2008. *Action: All Cllrs to advise availability to the Assistant Clerk. A working party to be advised the week commencing 25 March 2008. Non attending Cllrs to advise any notes prior to the working party meeting, Assistant Clerk to collate.*

5.2 Retention of Paper Plans Cllr John Turkentine to report. Agenda item 14.

5.3 Parishioner Enquiry taken at the Chairman's Discretion The Assistant Clerk confirmed that a discussion point would be placed on the 17 April 2008 Agenda. "Brown Field development".

6. CORRESPONDENCE

6.1 East of England RSS Single Issue Review – Planning for Gypsy and Traveller accommodation in the East of England – 19 February 2008 Cllrs were notified of the 12 week consultation period 25 February 2008 – 6 May 2008. Electronic copies of the document are available at www.goeast.gov.uk *Action: Assistant Clerk to table an Agenda item 17 April 2008.*

6.2 CBC Local Development Framework – Adoption of the 'Core Strategy and Development Control Policies Development Plan Document – 26 February 2008 it was noted that the deadline for any

comments under section 113 of the Planning and Compulsory Purchase Act was 2 April 2008. Electronic Copies are available at www.chelmsford.gov.uk/ldf Hard copy from the office and local library.

6.3 ECC Introduction of 1APP and Local Validation Checklists – 18 February 2008

New Planning Application form referred from Full Council meeting 3 March 2008. Cllrs copied 18 February and updated notes 25 February 2008. Copy held on file.

6.4 ECC A12 Corridor Parish and Town Council Chairs Meeting to be held on 25 March 2008. Assistant Clerk has advised attendance of Cllr Roy Van Tromp + 1 Cllr to be confirmed. *Action: Cllr John Turkentine or Cllr Bob Harman to advice.*

6.5 Chelmsford Tomorrow – North Chelmsford Area Action Plan Report copied to all Cllrs 22 February 2008.

6.6 Parish Council Forum 14 April 2008 The Assistant Clerk reported that the following Cllrs were confirmed as attending – Cllrs Turkentine, Villa, Harman, Paul and Dicks

6.7 Essex Works – The Future of Waste in Essex Report Cllrs were informed that a copy of the report was available for viewing in the GPC office.

6.8 Parishioner Objections to Planning Applications It was noted that 3 letters of objection had been received regarding 08/00360/FUL Land rear of 41 Well Lane and 1 regarding 08/00325/FUL – Land to rear of 36 Well Lane. The objections to be heard at agenda Items 7.2 and 7.3.

7. PLANNING APPLICATIONS

7.1 08/00397/FUL – White House, Stock Road, Galleywood CM2 8PW – Amendment to application 07/02503/FUL – addition of detached garage with link lobby to dwelling The Committee recorded objection to the application on the following grounds-

- The development increase to the original footprint of the existing house would greatly exceed the 30% recommended allowance
- The link proposal would distort the size and bulk of the house.
- The property lies within the Metropolitan Green Belt.

7.2 08/00360/FUL - Land to Rear of 41 Well Lane, Galleywood CM2 8QZ – Residential development to erect three, two-storey five bed detached houses with garages

7.35pm the meeting closed for Public Question Time

7.40pm the meeting reconvened

The Committee recorded objection to the application on the following grounds:

- Previous comments made on application 08/00198/FUL – Residential development to provide 4 no four bedroom detached dwellings – should remain the core of objection and still stand regarding three dwellings.
- Site Access and the potential for highway parking of visiting vehicles would create a hazard for school children using the footpath.

3 letters of objection from parishioners were notified as being received.

7.3 08/00325/FUL – Land Rear of 36 Well Lane, Galleywood CM2 8QZ – Erection of one 3 bedroom dwelling with access off Grey Ladies

7.47pm the meeting closed for Public Question Time

7.50pm the meeting reconvened

The Committee recorded objection to the application on the following grounds:

The footprint of the proposal has been placed very near to Grey Lady's highway.

The two storey development is not in keeping with the street scene.

The proposed development is disproportionate to the site.

The development would increase traffic and potential on road parking.

The development would not meet with the GPC Village Design Statement p7 Item 3, 4 and 7.

7.4 08/00256/FUL – 41 Keene Way, Galleywood CM2 8NT – First Floor side extension The Committee recorded no objection to the application but raised the concern over development to the boundary of the neighbouring property.

8. APPLICATIONS FOR TREES SUBJECT TO A TPO

None reported.

9. CBC DECISIONS

The following CBC planning applications were recorded

Application no	Date	Address	Application	CBC Decision
07/02503/FUL	24.12.07	White House, Stock Road, Galleywood CM2 8PW	Demolish existing premises and erect new 4 bedroom house and garage. GPC Objection raised 17.01.08	Application Granted 15.02.08
07/02486/CLEUD	03.01.08	112 Brook Lane, Galleywood CM2 8NN	Single Storey swelling and garden. GPC No conclusion made	Application Granted 14.02.08

10. APPEALS

10.1 07/00982/CLEUD – Caravan Brook Lane, Galleywood CM2 7SY – Certificate of Lawfulness – Permanent dwelling The Committee noted that comments made had been forwarded to the Planning Inspectorate, Bristol by CBC. Deadline 5 March 2008. *Action: Assistant Clerk to monitor and report on decision made.*

10.2 07/01179/FUL – Land Adjacent The Old Oaks Pond Road, Galleywood – Erection of a detached bungalow The Committee noted that comments made had been forwarded to the Planning Inspectorate, Bristol by CBC. Deadline 15 April 2008. *Action: Assistant Clerk to monitor and report on decision made.*

10.3 05/00540/ENFT2 – Land at Home Mead, Galleywood – Tree Replacement Notice *Action: Tree Warden Mr M Stuart to forward representation. Deadline 21 March 2008. Copy all Cllrs*

11. PROPOSED PARISH TRAFFIC MANAGEMENT PROGRAMME

Previously discussed under agenda item 5.1.

12. LOCAL DEVELOPMENT FRAMEWORK

Previously discussed under agenda item 6.2.

13. ESSEX RURAL PARTNERSHIP

It was reported that Cllr Bob Harman had completed the requested submission. *Action: Clerk to periodically review*

Cllr John Turkentine supplied copy documents to the Committee from the RCCE conference attended on the Village Appraisal workshop on 11 March 2008 and gave a brief outline of the information received.

14. RETENTION OF PAPER PLANS

Cllr John Turkentine reported on the CBC meeting 12 March 2008. CBC will report the findings at the Parish Council Open Forum Meeting 14 April 2008. *Action: All Cllrs and staff using the Website who experience difficulties to notify CBC IT department.*

15. DATE OF NEXT MEETING

Thursday. 17 April 2008, 7.00pm the Lodge Room, Keene Hall.

*There being no further business to be transacted,
The Chairman closed the meeting at 8.20 pm
Minutes taken by Mrs Nicola Caton, Assistant Clerk to Galleywood Parish
Council*

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(Signed, Chairman on 17 April 2008)