

**REPORT OF THE PLANNING COMMITTEE MEETING
HELD ON 17 AUGUST 2006 at 7.00 pm
AT THE KEENE HALL, WATCHOUSE ROAD, GALLEYWOOD**

PRESENT Cllr B Cooper (Chairman), with G Allen, C Dicks,
R Harman and J Turkentine

IN ATTENDANCE Ms J L Head, Clerk to the Council

MEMBERS OF THE

PUBLIC 11

1. APOLOGIES FOR ABSENCE

Cllrs Rounce meeting commitment and Mrs Bellamy personal.

The Chairman amended the order of the Agenda to allow public question time.

**06/01477/FUL – Land at Homestead, Galleywood, Chelmsford –
erection of 6 no two bedroom flats**

7.02 pm *The Chairman closed the meeting*

7.04 pm *Cllr Harman arrived*

7.25 pm *The Chairman reconvened the meeting*

7.26 pm *The Chairman closed the meeting*

7.29 pm *The Chairman reconvened the meeting*

GPC object to the planning application and reiterate all those comments made to the previous application ie :

- Over-development of site and increased traffic
- Density approaching 100 per hectare
- Invasion of privacy to neighbouring properties
- Reference Galleywood VDS – page 7 notes 2,3,4 and 8, page 19 note 1 and page 28 notes 6 and 9
- TPO has not been complied with
- Difficult access for emergency vehicles
- Unsuitable back land development
- In 1970s a much smaller development was denied because of access which has remained unchanged
- No provision for safe access for people with a disability – no footpath
- No provision for car parking for visitors

Together with the additional comment that reduction of the parking spaces will exacerbate local area parking problems leading to cars being left in the road.

The Chairman reverted to the running order of the Agenda

2. APPOINTMENT OF PLANNING CHAIRMAN FOR SUBSEQUENT MEETINGS

As Cllr Cooper had now commenced duties as Chairman of the Greening Galleywood Committee, he would be stepping down from the role of Planning Chairman. Cllr Harman was proposed as Planning Chairman by Cllr Turkentine seconded by Cllr Dicks and agreed. There being no further nominations Cllr Harman accepted the role. To cover occasions when Cllr Harman would be unavailable to attend

meetings it was agreed that a Vice Chairman be appointed. *Action : Planning Committee Agenda 14 September 2006.*

3. **APPROVAL OF THE MINUTES OF THE MEETING HELD ON 13 JULY 2006 AND ANY MATTERS ARISING**

The Minutes were proposed by Cllr Turkentine, seconded by Cllr Harman and agreed as a true record of the meeting and the Chairman signed the Minute Book.

MATTERS ARISING

3.1 **Dropped Kerb – New Property in Watchouse Road** CBC's Planning Enforcement Officer had visited the site and confirmed there was nothing wrong with the situation

3.2 **Gulf Garage, Barnard Road and Crondon Park Lights** A Planning Contravention Notice has been served on the Garage and Environmental Services will be investigating the tyre issue. It was confirmed that the lighting at Crondon Park does not exceed that permitted by planning consent and therefore there is no breach of planning control.

3.3 **Clean Neighbourhoods Act** The item had been reviewed by the CDRP Steering Group and would be an Agenda item at the full Council meeting on 4 September 2006.

3.4 **APP/W1525/A/06/2015328/NWF – Land adjacent Newells, Slades Lane, Galleywood – Use of land for one private gypsy pitch (one mobile home and one touring van) and paddock** CBC do not have any guidance notes on "Travellers". Cllr Mrs Potter had advised the Clerk of the CBC contact regarding any enforcement issues – Officer Mr S Dudley, (01245) 606941 or email stuart.dudley@chelmsford.gov.uk

4. **CORRESPONDENCE**

4.1 **East of England (Draft RSS) – Single Issue Review of Provision of Gypsy and Traveller Caravan Sites** A paper dated 4 August 2006 detailing a 12 week public consultation period from 19 July – 11 October 2006, had been circulated to all Cllrs. Cllrs present stated that any public consultation would arise when an area had been identified and requested that the Clerk ascertain from CBC :

- Do Green Belt restrictions affect traveller caravan sites
- Are there any identified sites in the Chelmsford area

Action : As above and Agenda Planning Committee 14 September 2006.

4.2 **Statutory Planning** A copy of an information pack produced by RCCE was given to Cllrs Allen and Harman.

5. **PLANNING APPLICATIONS**

5.1 **7 August 2006 : 06/01581/FUL – 9 Cannon Leys, Galleywood First floor side extension** No objection in principle to the design but to the relative position of the proposed extension to the neighbouring property. Cllrs also seek clarification from CBC on their policy should the neighbour submit a similar plan which could result in the properties looking like a continuous terrace. *Action : Clerk.*

- 5.2 2 August 2006 : 06/01547/FUL – 60 Rignals lane, Galleywood – Two storey side extension and rear conservatory** No objection.
- 8.00 pm *The Chairman closed the meeting*
- 8.01 pm *The Chairman reconvened the meeting*
- 5.3 20 July 2006 : 06/01427/FUL – 41 Ponds Road, Galleywood – Single storey rear extension and the infill of a side of the car port** No objection.
- 5.4 14 August 2006 : 06/01669/OUT – Grays Industrial Estate, Rignals Lane, Galleywood – Residential development (all matters reserved)** To allow more time for consideration of the plans, it was agreed that the item be placed on the Planning Committee Agenda for 14 September 2006. Clerk to check that an extension can be provided to 15 September otherwise it may be necessary to call an emergency Planning Committee meeting. *Action : Clerk.*
- 8.06 pm *The Chairman closed the meeting*
- 8.10 pm *The Chairman reconvened the meeting*
Cllrs noted that it would be necessary to ensure that access is from Brook Lane not Ponds Road.
- 8.11 pm *The Chairman closed the meeting*
- 8.12 pm *The Chairman reconvened the meeting*
Cllrs agreed to hold a site meeting one evening. *Action : Clerk to co-ordinate a suitable date and time.*
- 6. APPLICATIONS FOR TREES SUBJECT TO A TPO**
- 6.1 TPO 1985/42 – The Chequers, Stock Road, Galleywood**
Crown lift to 5m, cutting to branch collar T4 – Copper Beech. (Application no 06/05119/TPO). The Nominated Tree Warden advised that this was the incorrect number and should read TPO/1986/42 and was not tree T4 as this has been felled. *Action : Clerk to advise CBC and request amendment and reissuing of the paperwork.*
- 6.2 TPO 2006/21 – Land SW junction of Bakers Lane, Stock Road, Hanningfield** Noted.
- 6.3 TPO 2006/64 – Galleywood Footpath 76, rear of Cannon Leys, Galleywood** Two groups of trees have been identified. Noted.
- 7. CBC DECISIONS**
Paper copies are no longer received from CBC. The Clerk circulated a table of decisions which would form Appendix A to this set of Minutes. Future decisions would be downloaded from the CBC website ready for subsequent Planning Committee meetings. *Action : Clerk.*
- **06/00664/FUL – 265 Barnard Road, Galleywood – Garden Office on site of existing garage** Despite refusal by CBC on 23 May 2006, Cllrs noted that work had commenced at the location. *Action : Clerk to advise CBC Enforcement Officer.*

8. APPEALS

**8.1 APP/W1525/A/06/2016713/NWF – The Old Oaks, Ponds Road
Single storey stable and tack room**

In a letter dated 16 August 2006 it was noted that the Appeal had been withdrawn. The Clerk reported that CBC would not be sending details of future Appeal Decisions, and would ensure that the CBC website was checked for details. *Action : Clerk.*

9. LOCAL DEVELOPMENT FRAMEWORK

No further news to add at present. Cllr Turkentine added that he was unable to attend a forthcoming course run by CPRE in October. *Action : Clerk to send details to other Cllrs who should advise whether or not they would like to attend.*

10. OUTDOOR ADVERTISING

Revised regulations expected to come into force in April 2007, should make it easier for local authorities to clamp down on illegal advertisements beside motorways and roads. New regulations will also update and improve existing legislation including those measures which cover flags. Currently it is unlawful to fly a national flag without consent from the council unless it is flown from a vertical flagpole.

11. ANY OTHER BUSINESS

11.1 Traffic Calming in Watchouse Road The Clerk confirmed that she would compile a report detailing all comments made by Cllrs for consideration at the next Council meeting on 4 September 2006. Cllr Dicks would be unable to attend the early part of the meeting and asked that the Agenda item be towards the end of the Agenda in case he was able to be present. *Action : Clerk.*

12. DATE OF NEXT MEETING

Thursday 14 September 2006 at 7.00 pm.

Meeting closed at 8.25 pm

Minutes taken by Ms J L Head, Clerk to Galleywood Parish Council

<p>.....</p> <p>Signed, Chairman</p> <p><i>4 September 2006</i></p> <p>.....</p> <p>Dated</p>

APPENDIX A
CHELMSFORD BOROUGH COUNCIL DECISIONS

Application No	Location	Specification	GPC Decision Date	CBC Decision
05/01802/FUL	5 Vale End, Galleywood	Part single and part two storey rear extension. Single storey side and garage extensions. Additional windows to first floor front and side	No objection 13 October 2005	Approved
06/00252/FUL	Ashleigh House, Deadmans Lane, Galleywood	Demolition of a number of existing timber sheds housing cats for adoption and the erection of a new single storey brick built reception unit and a steel re-homing cattery unit, erection of an isolation building	No objection 16 March 2006	Granted 27 April 2006
06/00330/FUL	86 Watchouse Road, Galleywood	Dropped kerb to western side of frontage	No objection 16 March 2006	Granted 4 April 2006
06/00368/FUL	Millfield, Birches Walk, Galleywood	Pitched roof/storage room over existing flat roof garage	No objection 16 March 2006	Granted 11 April 2006
06/00395/FUL	20 Ketleys, Galleywood	First floor side extension	No objection 16 March 2006	Granted 6 April 2006
06/00414	Baddow Park Farmhouse, Brook Lane, Galleywood	Creation of rooms in roof with rear dormer window	No objection 20 April 2006	Granted 4 May 2006
06/00445/CLEUD	Parklands Farm, Lower Green, Galleywood	Continued use of ex dairy as office	No objection 20 April 2006	Granted 2 May 2006
06/00446/CLEUD	Parklands Farm, Lower Green, Galleywood	Continued use of ex milking parlour for offices	No objection 20 April 2006	Refused 23 May 2006
06/00501/FUL	Pipers Cottage, Pipers Tye, Galleywood	Retention of single storey garage	No objection 20 April 2006	Granted 10 May 2006
06/00508/FUL	112 Brook Lane, Galleywood	Extensions to side and rear	Objection 20 April 2006 to further extension of plan as in Green Belt	Refused 4 May 2006
06/00509/FUL	Rear of 112 Book Lane, Galleywood	Erection of a dwelling	Objection 20 April 2006 In Green Belt	Refused 25 May 2006
06/00623/FUL	Cotley House, Pyms Road, Galleywood	Alteration to permission ref 04/01171/FUL for conversion to 23 one bed flats to enlarge lift overrun and minor amendments to elevation	No objection 20 April 2006	Granted 23 May 2006
06/00629/FUL	33 Brook Lane, Galleywood	Single storey rear extension	No objection 20 April 2006	Granted 26 May 2006
06/00664/FUL	265 Barnard Road, Galleywood	Garden office on site of existing garage	Objection 20 April 2006 Query the proposed usage is it for business or personal use. Not clear if existing garage is being demolished. Query term "warm deck" under Materials Proposed point 5. Raise possible problem of vehicle access	Refused 23 May 2006
06/00729/FUL	102 Well Lane, Galleywood	Two-storey side/rear extension and front porch	No objection. 18 May 2006	Granted 12 June 2006

			Concern raised about position and type of glass in windows	
06/00749/FUL	1 Douglas Close, Galleywood	Amendment to approved scheme 05/01467/FUL to include first floor front addition over porch	No objection 20 April 2006	Granted 30 May 2006
06/758?FUL	Land adjacent Gingerbread Hall Bridge, Southend Road, Great Baddow	Provide an access to agricultural land off old A130 Southend Road	No objection 18 May 2006 Note that map does not show new A130	Granted 12 June 2006
06/00854/FUL	17 Ketleys, Galleywood	Two storey side extension	No objection 18 May 2006	Refused 15 June 2006
06/00882/FUL	194 Watchouse Road, Galleywood	First floor side extension	No objection 15 June 2006	Refused 3 July 2006
06/00955/FUL	15 Well Lane, Galleywood	Alterations to front dormer windows to replace flat roofs with pitched roofs	No objection 15 June 2006	Granted 1 August 2006
06/00960/FUL	108 Watchouse Road, Galleywood	Conversion of front hipped roof to gable end and insertion of window to front elevation	Objection 18 May 2006 Draw attention to CBC's "Replacing or Altering Existing Windows and Creating New Windows" advice leaflet, in particular section entitled "General Considerations"	Granted 4 July 2006
06/01063/FUL	Kessleys, Margaretting Road, Galleywood	Rear conservatory	No objection 15 June 2006	Granted 11 July 2006
06/01075/FUL	136 Pyms Road, Galleywood	Retrospective application for rear conservatory	No objection 15 June 2006	Granted 11 July 2006
06/01174/FUL	Badgers, The Common, Galleywood	Single storey side extension	No objection but commented on scale of extension; out of date plan submitted with application; refer to page 7 point 7 of G/W VDS and comment that proposed extension is less than 1 metre from western boundary of neighbouring property 29 June 2006	Granted 26 July 2006
06/01199/FUL	70 Keene Way, Galleywood	Replacement garage attached to existing dwelling	No objection 29 June 2006	Granted 26 July 2006
06/01203/FUL	33 Brook Lane, Galleywood	First floor front extension	No objection 29 June 2006	Granted 25 July 2006
06/01228/FUL	27 Spring Rise, Galleywood	Partial replacement of existing structure with single storey rear extension	No objection 29 June 2006	Granted 2 August 2006
06/01318/FUL	22 Keene Way, Galleywood	Part two storey and part single storey side extension and new porch to front	No objection 13 July 2006	Granted 7 August 2006