

**REPORT OF THE PLANNING COMMITTEE MEETING  
HELD ON 17 MAY 2007 AT 7.00PM  
AT THE KEENE HALL, WATCHOUSE ROAD, GALLEYWOOD**

**PRESENT** Councillor Bob Harman (Chairman) with Chris Dicks, John Turkentine, Roy Van Tromp and Bob Villa,

**IN ATTENDANCE** Mrs Nicola Caton, Assistant Clerk to the Council

**MEMBERS OF THE PUBLIC** Two

1. **APOLOGIES FOR ABSENCE** - None
2. **MINUTES OF THE MEETING HELD ON 15 MARCH 2007 AND ANY MATTERS ARISING** The minutes were agreed and signed by the Chairman. The following matters arising were tabled:
  - 2.1 **Lyndon, Stock Road, Galleywood** Councillors agreed to monitor the deadline of enforcement notice (31 May 2007) and report again at the next meeting
  - 2.2 **Affordable Rural Housing in Essex** It was reported that further information had been received from Ms Chris Moor with regard to a possible presentation by the Affordable Rural Housing unit to the Council. A website address had also been obtained [www.erha.org.uk](http://www.erha.org.uk) for Councillors to access with regard to any further information as required. It was agreed that this information be kept on file for future reference but that erha could not offer any more help to GPC at this point in time.
  - 2.3 **Notice of Pre-Examination Meeting for: The Core Strategy & Development Control & The Chelmsford Town Centre Area Action Development Plan Documents (DPFs)** Councillors were informed that Mr and Mrs Collins, owner occupiers of the property known as "Wyoming" have been written to by the Planning Chairman (Letter dated 9 May 2007). The GPC objection lodged with CBC (Letter dated – 19 December 2006) to the Core Strategy Policy DC56 is still under review but a response is expected from CBC prior to the Pre-Examination Meeting 5 June 2007.  
*Action: Assistant Clerk to Contact Mr D Stebbing for further information*
  - 2.3 **Licencing - No 59 and No 61 Watchouse Road** CBC Planning confirmed 16 May 2007 that No 59 Watchouse Road was not subject to any planning restrictions with regard to the trade in alcohol. This is distinct from No 61 as set out in the Planning Minutes of 12 April 2007.
3. **CORRESPONDENCE**
  - 3.1 **Online consultation for the Minerals and Waste Development Framework: How to register** (Letter dated 8 May 2007) It was reported that although currently of little impact upon the Parish a registered interest had been made as requested via the [consultation@limehouse.co.uk](mailto:consultation@limehouse.co.uk) website and that this link was now activated in order to receive any further information.

### **3.2 The Core Strategy & Development Control & The Chelmsford Town Centre Area Action Development Plan Questionnaire**

The major structure of the Core Strategy covering the Chelmsford Borough is now known, however it is the minor detail with regard to any boundary change or Green Belt structure that requires clarification in its strategic approach. It was agreed that CBC be contacted (Ms Andrea Copsey) as to how to drive forward the Committees concerns. It was agreed that the CBC questionnaire be completed by 25 May 2007 prior to the Pre-Examination meeting 5 June 2007. *Action: Cllr B Harman and Cllr J Turkentine.*

7.19 pm Meeting closed for public question time

7.22 pm Meeting reconvened

### **3.1 Proposed Property Name – Land at Strofield, Lower Green –**

**Galleywood (Plot 1) Plan HN1587A.** Notification had been received from CBC that a proposal to rename land at Strofield, Lower Green had been made. The registered name was proposed as Freelea. Councillors noted the proposal.

## **4. PLANNING APPLICATIONS**

**4.107/00756/FUL – 469 Beehive Lane, Galleywood, CM2 8RJ – Retention of window to side elevation and alteration of roof slope to approved application 06/01738/FUL** No Objection.

**4.2 07/00683/FUL – The Hall, The Street, Galleywood, CM2 8RP – Provision for external area formed by erection of 2 no awnings and safety railings in existing car park** Councillors noted the letter of objection from a neighbour to this property. It was agreed that this application was in line with the new legal requirement for the provision of facilities for smokers outside the main function rooms. (Legal deadline 1 July 2007). The canopies appeared professional in construction, well conceived and would possibly contain emitting noise. No objection

**4.3 07/00759/FUL – 33A Skinners Lane, Galleywood, CM2 8RP – Single storey front extension** It was noted that application 07/00176/FUL had been withdrawn 20 March 2007 prior to CBC decision. No objection.

**4.4 07/00772/FUL – Staveley, Slades Lane, Galleywood CM2 8RW – Two storey rear extension, single storey side and front extensions**

Councillors noted that this application was within the metropolitan Green Belt. Given the precedent for the Planning Committee to object to any application within Green Belt. Objection raised.

**4.5 07/00743/FUL – 192 Watchouse Road, Galleywood CM2 8NF – Pitched roof to garage and two storey side extension** (Amended Reapplication from 06/00022/FUL – January 2006) GPC No objection 19.01.06. No Objection

**4.6 07/00841/CLEUD – Oak View, Brook Lane, Galleywood CM2 8NN – Use of dwelling without complying with agricultural occupancy condition** (Reapplication – 07/00303/CLEUD 23 February 2007)

Councillors agreed that this reapplication still did not comply with Policy DC35 – Agricultural Workers Dwellings – Section B had not been fully evidenced ie Planning permission will be granted for the removal of a restrictive agricultural worker occupancy condition on a dwelling only where:

It can be evidenced that there is no long-term need for an agricultural worker's dwelling in the locality; and in accordance with criterion 1) comprehensive evidence is submitted with the application that shows to the satisfaction of the Borough Council that the property has been

publicised for sale and let to other relevant interests in the locality at a price to reflect the occupancy condition and confirmation of a lack of interest.

The application is within the Green Belt

Objection raised.

**4.7 07/00931/FUL – 194 Watchouse Road, Galleywood CM2 8NF – Widening to Existing vehicle crossover** No Objection.

**4.8 07/00945/FUL – 8 Brosgrave Close, Galleywood CM2 8YA – Rear Conservatory** No objection.

**5. APPLICATION FOR TREES SUBJECT TO A TPO**

**5.1 TPO/2006/086 – Ponds Farm, Ponds Road, CM2 8QP** Councillors noted that this order was confirmed without modification on 16b April 2007 by CBC

**5.2 Tree Warden Report** - None made

**6. CBC DECISIONS**

Application	Date	Applicant	Proposal	CBC Decision
07/00303/CLEUD GREEN BELT GREEN BELT	23.02.07	Oak View, Brook Lane, Galleywood, Chelmsford Essex, CM2 8NN	Use of dwelling without complying with agricultural occupancy condition GPC 15.03.07 Objected	Application Withdrawn 12.04.07. re- submission 07/00841/CLE UD. 24.04.07
07/00359/FUL GREEN BELT	19.02.07	Great Mascalls Farm, West Hanningfield Road, Gt Baddow, Chelmsford, Essex CM2 7TA	Change of use or farm buildings to storage of portable toilets and associated office GPC 15.03.07 No Objections in principle concerns raised	Application Granted 13.04.07
07/00384/FUL	12.02.07	5 Watchouse Road, Galleywood, Chelmsford Essex CM2 8PT	First and Ground Floor rear extensions GPC 15.03.07 Objected	Application Granted 16.04.07
07/00212/FUL	22.02.07	St Michaels Church of England Junior School, Barnard Road, Galleywood, Chelmsford, Essex CM2 8RR	Construction of a link Corridor adjacent to south west (rear) elevation of assembly hall GPC 15.03.07 No Objection	Application Granted 16.04.07
07/00222/FUL	20.02.07	430 Beehive Lane, Galleywood, Chelmsford, Essex CM2 8RJ	Two Storey Rear Extension. GPC 15.03.07 No Objection	Application Granted 16.04.07
07/00608/FUL	23.03.07	The Robins, Birches Walk, Galleywood, CM2 8TZ	Replacement of existing single garage with double garage and loft conversion with dormers. GPC 12.04.07 Objected	Application Granted 15.05.07

07/00522/SCOPE	20.03.07	Temple Farm, Ship Road, West Hanningfield, CM2 8RJ	Employment development Council Meeting 02.04.07 Objected	Agreed
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## 7. APPEALS

**7.1 APP/W1525/A/06/2015328/NWF – Land Adjacent Newells, Slades Lane, Galleywood** Councillors B Harman and J Turkentine attended the Appeal held at CBC offices 2 & 3 May 2007. It was reported that the proceedings were very informative and well structured. The appointed inspector visited the site unaccompanied and will give a decision on the appeal by the end of the month.

## 8. PARISH COUNCIL FORUM – REPORT F CBC MEETING 18 APRIL 2007

Councillors B Harman, J Turkentine, N Paul and Assistant Clerk Mrs Nicola Caton attended the Forum. The agenda covered:

- o The Tree Warden Scheme
- o The Electronic Consultations and website Facilities
- o Planning Application Consultation Policy
- o The General Local Development Framework (LDF) update

A brief demonstration was given as to the website facilities now available.

**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

None to Report.

## 12. DATE OF NEXT MEETING

Thursday 14 June 2007 at 7.00pm

*Meeting closed at 8.20pm  
Minutes taken by Mrs Nicola Caton  
Assistant Clerk to Galleywood Parish Council*

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Signed, Chairman on 14 June 2007