

**REPORT OF THE PLANNING COMMITTEE MEETING
HELD ON 12 APRIL 2007 AT 7.00PM
AT THE KEENE HALL, WATCHOUSE ROAD, GALLEYWOOD**

PRESENT Cllr R Harman (Chairman) with J Turkentine, N Paul and R Villa

IN ATTENDANCE Mrs N Caton, Assistant Clerk to the Council

**MEMBER OF
THE PUBLIC** 1

1. APOLOGIES FOR ABSENCE

Cllr C Dicks – Prior engagement and Cllr B Cooper – Ill Health.

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 Cllrs agreed to monitor the deadline of enforcement notice (31 May 2007) and report again at the next meeting

2.2 Parish Council Forum 18 April 2007. It was reported that the following Cllrs would attend the Parish Council Forum at the Council Chamber to discuss the Local Development Framework (LDF) update, Planning application consultation policy, Tree Warden Scheme and website facilities: R Harman, J Turkentine, C Dicks, N Paul and R Villa.

2.3 Public Notice It was noted that the Keene Hall Trustees had been made aware that St Michaels Association of School and Home had made an application for premises license as advertised in the Essex Chronicle 8 March 2007.

2.4 Licencing Application – 61 Watchouse Road Cllrs were informed that CBC planning enforcement had issued the following statement. “When the Planning Inspector upheld the Appeal against CBC refusal to grant Planning consent for the change of use of the former Bakers, he included a Condition that stated that “the use hereby permitted shall not be open to the customers outside the following times: 9.30 – 22.30 each day”. Therefore, despite the owners applying for a Licence for Music and Alcohol that extends past 22.30 all customers must vacate the premises by 22.30 as per the planning permission”.

3. CORRESPONDENCE

3.1 Affordable Rural Housing in Essex A letter had been received from the English Rural Housing Association together with an Annual report for Cllr information. It was agreed that a copy should be circulated to all Cllrs and that the reply form should be returned in order to obtain more information on the project. It was noted that Galleywood parish was not currently covered by the scheme. *Action: Clerk to return reply form.*

3.2 Notice of Pre-Examination Meeting for: The Core Strategy & Development Control & The Chelmsford Town Centre Area Action

Development Plan Documents (DPFs) Cllrs reported that this matter had been discussed and a course of action approved at the 14 December 2006 Planning Committee (Item 8 LDF) A response to the Core Strategy plan had been sent in reply 19 December 2006

7.08 pm Meeting closed for public question time

7.15 pm Meeting reconvened

It was agreed that Cllrs should further investigate the matter relating to "Wyoming" Rignals Lane, Galleywood and report at the next planning meeting.

7.17 pm Meeting closed for public question time

7.19 pm Meeting reconvened

Action : Assistant clerk to collate relevant paperwork for Cllr review prior to next meeting 17 May 2007.

3.3 Licensing at No 59 and No 61 Watchouse Road, Galleywood

A letter of concern from a parishioner highlighting licensing regulation with regard to No 59 and No 61 Watchouse Road had been received (1 April 2007). It was agreed that the licensing issues relating to No 61 had previously been addressed under matters arising (2.4). In order to establish if any planning regulation was imposed on No 59 Cllrs would have to further investigate the original planning documentation before any response could be made. Action : R Harman and Assistant Clerk to investigate and report at next meeting.

4. PLANNING APPLICATIONS

4.1 20 March 2007 : 07/00385/FUL : Thriftwood School, Slades Lane – Extension of existing school building to provide workshop space for students Cllrs felt that the proposed small extension would further increase what is already a fairly large development within the Green Belt – Objection

4.2 23 March 2007 : 07/00608/FUL : The Robins, Birches Walk, Galleywood, CM2 8TZ – Replacement of existing single garage with double garage and loft conversion with dormers Cllrs agreed that the size of this proposed application was excessive in relation to the established property. Given the size, the additional footprint and height of the development together with the lack of information on the drawings as to the development of the garage first floor, and the addition of dormer windows it was decided to object to this application

7.54pm Cllr N Paul left the meeting

4.3 30 March 2007 : 07/00680/FUL : 455 Beehive Lane, Galleywood, CM2 8RJ – Demolition of existing dwelling and erection of three houses and garage Cllrs noted that this application was a variation of application 06/02008/FUL. CBC granted this application 20 December 2006. The resubmission of this plan showed a staggered layout in plan with the first house turned to improve layout – No objection

4.4 05 April 2007 : 07/00719/FUL : 86 Watchouse Road, Galleywood, CM2 8NH – Demolition of existing conservatory to rear. Erection of single storey flat roof extension to rear No objection.

5. APPLICATION FOR TREES SUBJECT TO A TPO

5.1 TPO 07/05095 - 8 Avila Chase, Galleywood, CM2 8QE – T8 Oak on land opposite 8 Avila Chase, Crown reduce to 30% (2.5) maximum,

cutting to suitable growing points and clean out deadwood (TPO/2002/54) No Objection

5.2 TPO 07/05081- Footpath South West of Ponds Farm Road, Galleywood - T5 Ash, on footpath immediately south east of 15 Milligans Chase, Lift dropper branches to 2.5m, cutting to suitable growing points. T6 Oak on footpath immediately to the south east of 15 Milligans Chase, crown reduce by 1.5m max, cutting to suitable growing points, crown thin by 20% and clean out dead wood (TPO/2002/52) No objection

5.3 TPO 07/05083 – 15 Milligans Chase, Galleywood – T1 Oak, in front garden, crown reduce by 1.5-2m max cutting to suitable growing points and clean out dead wood (TPO/1983/34) No Objection

6. CBC DECISIONS

6.1 07/00176/FUL – 33A Skinners Lane, Galleywood, CM2 8QG – Single Storey front extension and car port Application Withdrawn 20 March 2007 – GPC – No objection 15 February 2007.

6.2 07/00054/FUL – 5 Pyne Gate, Galleywood, CM2 8PD – Single/two storey side, front and rear extensions CBC Application Granted 21 March 2007. GPC – No objection 15 February 2007.

6.3 07/00203/FUL – 82 Cannon Leys, Galleywood, CM2 8PD – Two storey side extension and single storey rear extension and front canopy and bay window CBC Application Granted 15 March 2007. GPC No objection 15 February 2007.

6.4 07/00248/FUL – Hill Farm, Margaretting Road, Galleywood, CM2 8TS – Ground Floor and first floor extension with dormers CBC Application Refused 2 April 2007. GPC objected 15 February 2007.

6.5 07/00254/FUL – 4 Willow Bank, Galleywood, CM2 8NX – Two storey front extension CBC Application Granted 19 March 2007. GPC - No objection 15 February 2007.

6.6 07/00217/FUL – 33 The Street, Galleywood, CM2 8QN – Rear conservatory CBC Application Granted 30 March 2007. GPC – No objection 15 March 2007.

6.7 07/00186/CLEUD – Land to rear of 112 Brook Lane, Galleywood, CM2 8QN – Change of use of land for residential occupation CBC Application Refused 4 April 2007. GPC – Objected 15 March 2007.

6.8 07/00303/CLEUD – Oak View, Brook Lane, Galleywood, CM2 8NN – Use of dwelling without complying with agricultural occupancy condition Application Withdrawn 12 April 2007. GPC – Objected 15 March 2007.

7. APPEALS

7.1 APP/W1525/A/06/2015328/NWF – Land Adjacent Newells, Slades Lane, Galleywood Cllrs noted that an Inspector appointed by the Planning Inspectorate has been instructed to hold a local Inquiry into the Appeal at 10.00 am on 2 and 3 May 2007 at the Civic Centre.

7.2 APP/W1525/A/06/2026905/NWF – Land at Home Mead, Galleywood, CM2 8WA Cllrs noted that this appeal has now been refused.

8. PROPOSED CHANGES TO THE EAST OF ENGLAND PLAN

It was reported that further information from CBC was expected at the 18 April 2007 Parish Council Forum

9. LOCAL DEVELOPMENT FRAMEWORK

It was reported that further information from CBC was expected at the 18 April 2007 Parish Council Forum.

11. ANY OTHER BUSINESS

None to Report.

12. DATE OF NEXT MEETING

Thursday 17 May 2007 at 7.00pm

Meeting closed at 8.14pm

Minutes taken by Mrs Nicola Caton

Assistant Clerk to Galleywood Parish Council

.....
Signed, Chairman on 17 May 2007