

**REPORT OF THE PLANNING COMMITTEE MEETING
HELD ON 15 FEBRUARY 2007 at 7.00 pm
AT THE KEENE HALL, WATCHOUSE ROAD, GALLEYWOOD**

PRESENT Cllr R Harman (Chairman) with Cllrs B Cooper, C Dicks
N Paul, J Turkentine and R Villa

IN ATTENDANCE Mrs N Caton, Assistant Clerk to the Council

**MEMBERS OF
THE PUBLIC** 2

1. APOLOGIES FOR ABSENCE

None

**2. MINUTES OF THE MEETING HELD ON 11 JANUARY 2007 AND ANY
MATTERS ARISING**

The minutes were agreed and signed by the Chairman. The following
Matters Arising were tabled:

MATTERS ARISING

**2.1 APP/W1525/A/05/1194417 – 61 Watchouse Road, Galleywood –
Change of use to A3 (food and drink) and retail, single storey rear
extensions and installation of extract duct. Licence for alcohol and
music** It was advised that letters had been sent to five parishioners as

requested on 16 January 2007 stating that all comments with regard to this
matter had been recorded and passed to CBC Enforcement Officers.

2.2 Mobile Food Van It was advised that eight parishioners had been sent
letters dated 16 January 2007 stating that all comments with regard to
this issue had been recorded and passed to CBC Enforcement
Officers.

2.3 41 Well Lane, Galleywood – Request for TPO It was reported that
the request for a TPO on the Bhutan Pine at 41 Well Lane had been
rejected by the Tree Officer from CBC. The recommendation was to
fell the tree on safety grounds due to cracking.

2.4 Tree Preservation Listing A copy of the Tree Preservation Order
Registration has now been sent to all Cllrs for future reference.

2.5 Proposed Changes to the East of England Plan It was confirmed that a
letter dated 19 January 2007 had been sent to CBC requesting a response.

3. CORRESPONDENCE

3.1 Lyndon, Stock Road, Galleywood A letter dated 17 January 2007
from CBC Enforcement reported that following a site inspection it was
verified that a timber outbuilding was being used for business purposes
causing the parking issue. However, an enforcement notice would
commence 31 May 2007 should the owner not have moved his
business to other premises. Cllrs agreed to monitor the situation and
report again next meeting 15 March 2007.

Action: Clerk to hold the deadline date of 31 May 2007 for reference.

3.2 VDS and the Local Development Framework A letter dated 9
February 2007 from the Design and Development Co-ordination
department of CBC was reported stating the development of Core
Strategy and Supplementary Planning Documents (SPD) which can

include Village Design Statements (VDS). Cllrs agreed no further action was required at this early stage. However, discussions with Writtle Parish Council were taking place with regard to future proceedings for those Parishes who already had their VDS accepted by CBC. *Action: Copy of the letter dated 9 February sent to all Cllrs*

4. PLANNING APPLICATIONS

4.1 25 January 2007 - 07/00174/FUL – 33A Skinners Lane, Galleywood – Single storey front extension and car port No objection.

4.2 16 January 2007 – 07/00108/FUL – Dunwell, Pipers Tye, Galleywood – Single storey front, side and rear extensions No objection.

4.3 18 January 2007 – 07/00077/FUL – Knightbridge Cottage, Lower Green, Galleywood – Erection of a double garage with room over No objection.

4.4 6 February 2007 – 07/00054/FUL – 5 Pyne Gate, Galleywood – Single and two storey side, front and rear extensions No objection.

4.5 6 February 2007 – 07/00203/FUL – 82 Cannon Leys, Galleywood – Two storey side extension and single storey rear extension and front canopy and bay window No objection.

4.6 6 February 2007 – 07/00248/FUL - Hill Farm, Margaretting Road, Galleywood – Ground Floor and first floor extensions with dormers Cllrs objected to this application on the following grounds –

- Although well set back from the road this application was within designated Green Belt.

7.30 pm The meeting was closed for Public Question Time

7.35 pm The meeting was reconvened

- Policy HO15: Extensions in the Countryside (Chelmsford Borough Local Plan) Points i) and ii) of the policy were highlighted as being contravened.
- The extension would not be visually intrusive in its setting by reason of its bulk, siting, character, design and materials.
- The extension would not be significant in size in relation to the original dwelling, taking account of any need to remedy a deficiency in basic amenities.

7.38 pm The meeting was closed for Public Question Time

7.40 pm The meeting was reconvened

- Cllrs reported concerns over the significant bulk of the proposed application and referred to VDS p7 points 6 and 7.
- The design of side and/or front extensions should be subservient to the host property and so designed as to avoid a terracing effect, but provide variety by incorporating innovative and contemporary designs.
- Care should be taken with the scale of extensions within the context of the parent building.
- Cllrs felt that the proposed dormer windows would be too obtrusive
Action: Clerk to highlight any future planning applications within the Green Belt

4.7 7 February 2007 – 07/000254/FUL – 4 Willow Bank, Galleywood – Two storey front extension No objection.

4.8 15 January 2007 – 07/00094/FUL – 10 Braziers Close, Galleywood
– Rear Conservatory No Objection.

7.52 pm *The meeting was closed for Public Question Time*

7.59 pm *The meeting was reconvened*

On a point of order raised by Cllr C Dicks the planning application for Knightbridge Cottage was reopened for discussion.

8.05 pm *The meeting was closed for Public Question Time*

8.09 pm *The meeting was reconvened*

4.3 8 January 2007 – 07/00077/FUL – Knightbridge Cottage, Lower Green, Galleywood – Erection of a double garage with room over

Due to further information being received that this application was within designated Green Belt, Cllrs felt that reconsideration of this application would be appropriate. The size, bulk and material of the proposed structure was agreed to be obtrusive and too bulky and would not be adequately screened by the existing hedging. The proposed building was close to the highway and would disturb the neighbours sight line. VDS p7 point 2 was stated (Rooflines should respect the height and context of adjacent properties and not adversely impact on the street scene and appearance from a distance).

Cllrs reported that on the concerns now raised and the further information received that the decision would be to override any previous decision made and to object to the planning proposal on the following grounds.

- VDS p7 point 2
- That the proposed planning was within designated Green Belt
- The addition of another building on an already developed site
- Line of Sight
- Bulk
- Concern that a future separation order would create a separate dwelling

5. APPLICATION FOR TREES SUBJECT TO A TPO

TPO 2006/79 Pipers, Watchouse Road, Galleywood A letter dated 22 January 2007 had been received from CBC stating that the requested Order had been confirmed without modification on 22 January 2007.

6. LICENSING APPLICATION – 61 WATCHOUSE ROAD

Notice of a Licensing Application for the Sale of Alcohol and Music Licence had been received for 61 Watchouse Road dated 8 February 2007.

An email from CBC Licensing department had been received 15 February 2007 stating the following:-

Section 13 (3) Licensing Act 2003 defines an interested party as -

- A person living in the vicinity of the premises
- A body representing a person who lives in that vicinity
- A person involved in a business in that vicinity
- A body representing a person involved in such a business

Ward Councillor, a Parish Council or a member of a Parish Council is excluded by the Act from making representation in that capacity. The above named may however speak at a hearing as a representative of a person with that person's authority, but can only say what the person they represent would have said had they been speaking. It was noted that no persons or bodies were present at the meeting however, the issue of

planning regulation trading hours and License Application hours was highlighted as varying. Cllr Dicks advised that Licensing regulation hours would always take precedent over any determined by planning regulation. The departments within CBC were currently looking into this matter.

8.12 pm *The meeting closed for Public Question Time*

8.16 pm *The meeting reconvened*

Cllrs stated that unless any person or body interested in this matter then no further action or representation could be made.

7. CBC DECISIONS

7.1 06/02480/FUL – 10 Rous Chase, Galleywood – Extension to existing garage CBC granted planning approval on 5 February 2007. GPC had no objection at their meeting 11 January 2007.

7.2 06/02323/OUT – Land at Vicarage Lane, Great Baddow – Erection of 1 no Detached Dwelling CBC Refused Outline Planning Permission 29 January 2007. GPC had no objection at their meeting dated 11 January 2007.

7.3 06/02560/FUL – 41 Well Lane, Galleywood – Construction of one two storey dwelling CBC granted planning approval but upheld all the concerns and issues raised by GPC at their meeting dated 11 January 2007. GPC did not object in principle (but concerns were raised) at their meeting dated 11 January 2007.

8. APPEALS

None to report.

8.19 pm *The meeting closed for Public Question Time*

8.21 pm *The meeting reconvened*

9. PROPOSED CHANGES TO THE EAST OF ENGLAND PLAN

It was confirmed that a letter had been sent to the Planning Policy Manager Mr D Stebbing on 19 January 2007 and that a response had been received dated 13 February 2007. Cllrs proposed to await further documentation before any further action as the size and complexity of the proposals at this stage were too great.

8.30 pm *The meeting closed for Public Question Time*

8.34 pm *The meeting reconvened*

10. LOCAL DEVELOPMENT FRAMEWORK

Cllrs agreed that the identification of those areas within the Parish of Galleywood deemed to be Green Belt should be highlighted for future reference in conjunction with this item.

11. ANY OTHER BUSINESS

None to report.

12. DATE OF NEXT MEETING

Thursday 15 March 2007 at 7.00pm.

*Meeting Closed at 8.37 pm
Minutes taken by Mrs Nicola Caton
Assistant Clerk to Galleywood Parish Council*

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Signed, Chairman on 15 March 2007