

**REPORT OF THE PLANNING COMMITTEE MEETING
HELD ON 13 SEPTEMBER 2007 AT 7.00PM
AT THE KEENE HALL, WATCHOUSE ROAD, GALLEYWOOD**

PRESENT Cllr Roy Van Tromp (Chairman) with Cllr Howard Ebden, Cllr Bob Harman, Cllr John Turkentine and Cllr Bob Villa

IN ATTENDANCE Mrs Nicola Caton, Assistant Clerk to the Council

MEMBERS OF THE PUBLIC 7

1. APOLOGIES FOR ABSENCE

Cllr Chris Dicks and Cllr Neville Paul.

2. MINUTES OF THE MEETING HELD ON 16 AUGUST 2007 AND ANY MATTERS ARISING The Minutes were agreed and signed by the Chairman. The following matters arising were tabled:

2.1 07/01498/EEC3 – St Michaels Junior School, Barnard Road, Galleywood, CM2 8RR The Chairman expressed concern as to whether the proposed application was for St Michaels Junior School as minuted at the 16 August Planning Committee Meeting or CC/CHL/100/07 Galleywood Infant School. It was reported that an email had been sent by the Clerk to the Parish Council on 17 August 2007 to ECC Planning requesting that any further amendments to this proposal should be forwarded to the Parish Council for consultation. The Committee returned no objection to the proposal as it stands.

2.2 Presentation of Plans to Screen The Chairman and Committee formally welcomed Mr Bob Axford as support in presenting plans to screen.

3. CORRESPONDENCE

3.1 Representation on the Submission Core Strategy and Development Control Policies A letter of acknowledgement to the Planning Committee's representation on the Alternative Development sites and Boundary Changes Document was reported as having been received from CBC. Nine representations were confirmed. Copies of the letter were sent to all Committee Members on 5 September 2007.

3.1 New Development Plan Documents – Consultation on Issues and Options Specifically designed to prepare the North Chelmsford Area Action Plan and the Site Allocations Document. The consultation runs from 28 August 2007 to 23 October 2007. Copies of the letter were sent to all Committee Members on 30 August 2007.

3.2 Statement of Community Involvement Submission Draft Document It was reported that a number of supporting documents would be circulated for Committee information. *Action: Assistant Clerk.* The period of consultation runs from 13 September to 25 October.

3.4 Publication – The Essex Protector “Green Belt: Safe or not? Article *Action: Assistant Clerk to circulate to all Committee members*

4. LYNDON, STOCK ROAD – REVIEW (HELD OVER FROM 14 JUNE 2007)

Concern had previously been expressed that employees working at Lyndon, Stock Road were parking their cars in The Street. CBC Enforcement Officers agreed a deadline of 31 August 2007 to cease the business being operated from the dwelling house. *Action: Clerk to write to CBC enquiring an update in the enforcement action.*

5. **PLANNING APPLICATIONS**

5.1 07/01636/FUL – 4 Attwoods Close, Galleywood, CM2 8QJ – Single Storey Side Extension and rear conservatory No objection.

5.1 07/01554/FUL – 6 Chaplin Close, Galleywood CM2 8QW – Loft conversion with rear dormer No objection however concern was shown as to the height of the proposed dormers relevant to the pitch of the existing roofline.

5.2 07/01677/FUL – 27 Ketleys, Galleywood, CM2 8YL – Two storey front extension No objection, however concern was shown as to whether the proposal may be out of character with the general street scene.

5.3 07/01656/FUL – Bechers, Watchouse Road, Galleywood CM2 8NE – Dropped Kerb and Driveway to Watchouse Road

7.20pm *The meeting was closed for Public Question Time*

7.24pm *The meeting was reconvened*

Cllrs enquired as to whether a Highways consultation had taken place as the property abuts a dangerous road which has a de-restricted speed limit. The danger could further be exacerbated by reversing vehicles from the proposed double driveway.

7.25pm *The meeting was closed for Public Question Time*

7.28pm *The meeting was reconvened*

The Committee agreed to Object on the following grounds: Highway safety, Pedestrian (Child) safety. The proposal was totally inappropriate for the location, which had been deemed a designated accident black spot. *Action: Assistant Clerk to review any planning restrictions placed on the Barn Mead development Appeal notice.*

5.4 07/01746/FUL – 31 Well Lane, Galleywood, CM2 8QY – Replace existing dwelling with 2 no semi detached dwellings

7.30pm *The meeting was closed for Public Question Time*

7.35pm *The meeting was reconvened*

The Committee referred to the Village Design Statement (page 10 – comment 2) “Further infilling, particular by replacement of existing dwellings on the old roads should respect the form and existing character, which includes the varied frontages and varying road widths, to maintain the unique aspect to the existing street scene”.

7.37pm *The meeting was closed for Public Question Time*

7.40pm *The meeting was reconvened*

Cllrs were concerned over the proposed vehicular parking allowance and the impact on the community and local residents. The inappropriate over-development of the site was also of concern.

7.41pm *The meeting was closed for Public Question Time*

7.42pm *The meeting was reconvened*

The Committee agreed to Object to the proposal on the above grounds. *Action: It was proposed that a Traffic Management programme for the Parish of Galleywood be looked into in conjunction with CBC Highways. Assistant Clerk to place on Agenda 10 October 2007.*

6. APPLICATION FOR TREES SUBJECT TO A TPO

- 6.1 07/05244/TPO – Galleywood Footpath 76 Rear of Cannon Leys, Galleywood, CM2 8PB – G1 Oak on footpath to rear of 87 Cannon Leys – Reduce overhang to property by 3m and reduce height by 5-6m max, cutting to suitable growing points** No Comment from Mr Malcolm Stuart – Tree Warden. Committee – No Objection
- 6.2 07/05239/TPO – 6 Avila Chase, Galleywood, CM2 8QE – T3 Oak in hedge line adjacent to property – 30% crown reduction cutting to suitable growing points** No Comment from Mr Malcolm Stuart – Tree Warden. Committee – No Objection.
- 6.3 TPO/2007/135 – 39 Well Lane, Galleywood CM2 8QZ – Copper Beach preservation order due to proposed new development** No Comment from Mr Malcolm Stuart – Tree Warden. Committee – No Objection.
- 6.4 TPO/2007/136 – 43 Well Lane, Galleywood CM2 8QZ – Hornbeam preservation order due to proposed new development** No Comment from Mr Malcolm Stuart – Tree Warden. Committee – No Objection.
- 6.5 07/05246/TPO – 8 & 10 Colvin Chase, Galleywood, CM2 8QQ – T9 Oak on front boundary between 8 & 10 Colvin Chase – reduce tree including crown by 25-30%** No Comment from Mr Malcolm Stuart – Tree Warden. Committee – No Objection.
- 6.6 07/05223/TPO – 7 Colvin Chase, Galleywood, CM2 8QQ – G1 Oak x 2 in rear garden – reduce height by max 3m, cutting to suitable growing points, shape over to leave natural profile, crown lift to 4m cutting back to branching collars** No Comment from Mr Malcolm Stuart – Tree Warden. Committee – No Objection.
- 6.7 TPO/2007/083 – Footpath rear of 265 to 283 Barnard Road, Galleywood – 2x Field Maple, 1 x Hawthorn, 1 x Ash, 1 x Wild Service Tree Preservation order** No Comment from Mr Malcolm Stuart – Tree Warden. Committee – No Objection

7. CBC DECISIONS

Application No	Date Received	Address	Proposal	Status
JULY 2007				
07/01300/FUL	02.07.07	Land Adjoining 40 Pyms Road, Galleywood	Proposed Dwelling GPC No Objection 19.07.07	Application Granted 29.08.07
07/01179/FUL	05.07.07	Land Adjacent The Old Oaks Ponds Road, Galleywood	Erection of a detached Bungalow. GPC Objection Raised 19.07.07	Application Refused 29.08.07
07/01332/FUL	05.07.07	59 Well Lane, Galleywood	New two bedroom chalet bungalow with garage to rear of 59 Well Lane. GPC Objection Raised 19.07.07	Application Refused 29.08.07
07/01348/FUL GREENBELT	09.07.07	Knightbridge Cottage, Lower Green, Galleywood, CM2 8QS	Detached double garage. GPC Majority Decision of No Objection 19.07.07	Application Granted 17/08/07
07/01364/FUL	10.07.07	4 Pyne Gate, Galleywood CM2 8QG	Two Storey front extension. GPC No Objection 19.07.07	Application Granted 22/08/07
07/01386/FUL	12.07.07	455 Beehive Lane, Galleywood, CM2 8RJ	Vehicular Access to serve plots 2 and 3 of development permitted by planning permission 06/020087/FUL. GPC No Objection 19.07.07	Application Refused 05/09/07

AUG 2007				
07/01432/FUL	30/07/07	40 Brook Lane, Galleywood, CM2 8NL	Proposed side/rear extension. GPC No Objection 16.08.07	Application Granted 05/09/07
07/01406/LBC	27/07/07	Galleyend Cottage, Pipers Tye, Galleywood, CM2 8NP	Removal of flat roof and replace with lean-to roof. Insertion of first floor window to staircase and French doors to rear entrance. GPC No Objection 16.08.07	Application Granted 05/09/07

Cllrs noted that application 07/01332/FUL – Lane to Rear of 41 Well Lane, Galleywood, CM2 8QZ submitted 24 July 2007 was still being considered by CBC.

8. APPEALS - None

9. ALTERNATIVE/DEVELOPMENT SITES AND BOUNDARY CHANGES - None

10. PROPOSED CHANGES TO THE EAST OF ENGLAND PLAN - None

11. LOCAL DEVELOPMENT FRAMEWORK It was reported that a CD format of the relevant document was now available. *Action Cllr John Turkentine to approach CBC for copies. Assistant Clerk to forward copy to Cllr Howard Ebden*

12. ANY OTHER BUSINESS

7.50pm The meeting closed for Public Question Time

7.56pm The meeting reconvened

Mr Collins thanked the Committee for their support with regard to the reclassification of his property “Wyoming” from industrial listing to residential. The Committee congratulated Mr Collins in his perseverance in this matter which has finally been resolved with CBC

13. DATE OF NEXT MEETING – 18 OCTOBER 2007

Meeting closed at 8.00pm

Minutes taken by Nicola Caton, Assistant Clerk to Galleywood Parish Council

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Signed, Chairman on 18 October 2007