



Ingatestone and Fryerning Parish Council

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**_MINUTES OF PLANNING MEETING
HELD 12TH JANUARY 2017
VENUE : Ingatestone Library, High Street, Ingatestone**

PRESENT	Cllrs	D Abrey (Chair)	P Davey	L Day	K Sutton
		J Winter			
		Co-opted Cllr Mrs G Wire			
ABSENT	Cllrs	M Bryant	P Poston		

- APOLOGIES** were received and accepted from Cllrs Bryant and Poston
- PUBLIC PARTICIPATION** 50 plus members of the public were present. Several spoke objecting to planning application 16/01809/FUL. Also raised was planning application 16/01775/FUL and Section 106 agreements.
- MINUTES OF THE PREVIOUS MEETING (22/12/16)** were agreed as a correct record and signed by the Chairman, Cllr D Abrey
- MATTERS ARISING FOR REPORT** there were no matters arising
- PLANNING APPLICATION DECISIONS**

REFERENCE	ADDRESS	BBC RECOMMEND	P COUNCIL
16/01519/FUL	White Haven Kingfishers	APPLICATION PERMITTED	NO OBJECTION
16/01334/FUL	70 Tor Bryan	APPLICATION REFUSED	OBJECTION
16/01486/FUL	39 Heybridge Road	APPLICATION PERMITTED	NO OBJECTION
16/01494/FUL	31 Norton Road	APPLICATION PERMITTED	NO OBJECTION
16/01040/FUL	Land at Margareting Hall Estate	APPLICATION REFUSED	OBJECTION
16/01408/FUL	White House Farm Mill Green Road	APPLICATION PERMITTED	NO OBJECTION
16/01409/LBC	White House Farm Mill Green Road	APPLICATION PERMITTED	NO OBJECTION
16/01234/TPO	19 Fairfield	APPLICATION PERMITTED	NO OBJECTION
16/01498/FUL	Oakwood Little Hyde Lane	APPLICATION PERMITTED	OBJECTION

6. PLANS

No Declarations of interest were made by Councillors

REFERENCE	ADDRESS	NOTES	PARISH COUNCIL
16/01809/OUT	Land rear of Parklands, Rookwood, Magdalen, Longmeads, The Leylands and 1-6 Woodfield Cottages South East of High Street, Ingatestone	Outline application for Residential development comprising of 140 dwellings, community facilities comprising of Class A1 shops and/or Class D1 non residential institutions with associated garages, parking spaces and private amenity areas, public open space, children play equipment, estate roads, footpaths landscaping etc. (Appearance, landscaping layout and scale reserved matters)	Proposed by Cllr Davey seconded by Cllr Sutton and unanimously agreed to recommend OBJECTION* to Full Council (02/02/17)
<p><i>* The Parish Council has given detailed consideration of this application to construct 140 properties on Green Belt land in our parish. The Council very strongly OBJECTS to this proposal for a number of reasons as follows:-</i></p> <p><i>1) This proposal represents inappropriate development in the Metropolitan Green Belt and Special Landscape Area and by definition will be harmful. The proposal will materially detract from its openness and represents an encroachment of development into the countryside. As a result it will conflict with policies GB1 and GB2 of the BBC Replacement Local Plan (2005), those contained in the National Planning Framework (2012) as well as Green Belt Policy within the emerging Draft Local Plan all of which set out protect the Green Belt from inappropriate development of this sort. The Parish Council do not believe that "very special circumstances" have been demonstrated to justify the damage the development will cause. Recently the Borough have rejected an application (16/01040/FUL) for the construction of a camping and caravan site on agricultural land very close to the application site for the very same reasons as stated above. The Parish Council believe these reasons are even more pertinent in this case since significantly more agricultural land will be lost in accommodating 140 properties.</i></p> <p><i>2) Policy GB2 of the Local Plan makes it clear that any new development needs to preserve and enhance the local landscape. The construction of 140 properties will seriously compromise the Special Landscape area and reduce the attractive open views across open farmland to the Wid valley and beyond from the Northern end of the village. The proposal does not satisfy the requirements of section GB22 which states that developments should not result in the loss of the best and most versatile agricultural land. The land in question is of good quality and is currently successfully used for arable farming.</i></p> <p><i>3) The Village Design Statement, produced by the people of Ingatestone and not by the Parish Council as suggested in the applicants Planning Statement, makes it clear that the people of the village do not support the release of Green Belt land adjacent to the village and that they believe that the existing village envelope should be maintained. The development proposed is therefore at odds with the views of local residents. Indeed a parish wide survey carried out by the Parish Council in November 2016 showed that 80% of respondents considered that the preservation of the Green Belt surrounding the village was important and this reinforces the earlier VDS conclusions.</i></p> <p><i>4) This Proposal is a perfect example of "blurring" of village boundaries. Any village needs green open spaces to define its beginning and end. Developing this site will be an example of how to destroy Ingatestone's village character and its rural approach from the South. It would decrease the separation between the village and Margaretting and increase urban sprawl.</i></p> <p><i>5) The proposed new access road from the B1002 into the development site would result in a traffic hazard. The sight line looking North is poor. Traffic travels fast at this point and there is a potential for accidents occurring at what would become a very busy junction. Additional traffic movements generated by this development would result in further significant highway congestion within the High Street particularly during peak periods.</i></p> <p><i>6) In January 2015 BBC carried out a Strategic Growth Options Consultation exercise and a list of suggested sites was attached as Appendix 1. This list included the application site but it was made clear that these sites were suggested to the Borough Council for consideration and not what the Council was proposing at that stage. The Parish Council responded to this consultation and after due consideration of</i></p> <p style="text-align: right;"><i>Cont'd</i></p>			

these proposed sites the Borough produced a list of their proposed housing sites in January 2016. Significantly the application site was not included in this list. The Parish Council believe that was, and still is the right decision.

One of the reasons for the Parish Council's objection was the potential increased pressure on local infrastructure. The 2015 Borough Strategic Growth Options Consultation Executive Summary makes reference to quality of life and community infrastructure. The statement makes it clear that education, healthcare, transport, community facilities such as parking and green infrastructure need to be considered. These things will be impacted by a development of this magnitude in an area which in many instances is already at breaking point.

The Parish Council believe this proposed development will have a significant detrimental impact on the Green Belt, visual amenity, environmental quality, and highways and would not be welcomed by the majority of our residents. For the above reasons we request that the application be REFUSED.

16/01770/FUL	51 Roman Road	Single storey side extension to join main building to garage	NO OBJECTION
16/001703/FUL	29 Fryerning Lane	Single storey rear extension	NO OBJECTION
16/01775/FUL	77 Avenue Road	Front porch extension, gable roof to front elevation, first floor extension and single storey rear extension	NO OBJECTION
16/01752/LBC	67 High Street	Listed building consent for conversion from a retail unit to residential to include alterations to windows and doors on the front and side elevations, addition of roof lights and internal alterations to walls and doors to provide new layout	NO OBJECTION
16/01711/FUL	Wroxspur 71 Avenue Road	Part single part two storey side extension linking garage incorporating garage roof conversion to en suite, hanging 2 nd /3 rd floor rear extension, first floor front extension creating canopy porch and loft conversion with dormer	NO OBJECTION
16/01786/FUL	Greenways Hall Lane	Single storey front extensions, demolish conservatory and construct single storey side extension, add two storey rear extensions, front bay window, extend and alter roof adding front dormers, convert and extend existing garage to rear linking to house to provide swimming pool and gym/workshop	NO OBJECTION
16/01808/FUL	Oak Wood Litle Hyde Lane	Demolition of existing outbuilding. Construction of single storey side, part two storey part single storey side, single storey rear extensions and construction of basement, patio to rear	OBJECTION*

**On the grounds that the proposal represents gross overdevelopment in the Green Belt and is contrary to the current Local Plan and will therefore have a detrimental impact on the openness of the Green Belt*

7. CORRESPONDENCE

- Letter dated 30/12/16 from resident re parking in Roman Road (adjacent to Harebridge Crescent) accessing on to the A12. *Agreed to pass the letter to Bor. Cllr Cloke for SEPP.*

8. BBC STATEGIC GROWTH OPTIONS

- Brentwood CIL Preliminary Draft Charging Schedule –e-mail dated 13/12/16 from Borough Council acknowledging the Parish Council’s response to Consultation – *noted.*
- Infrastructure Planning and the Brentwood Infrastructure Delivery Plan (IDP) Workshop Follow-Up Pack. Return dates IDP 20/01/17 and local list 10/02/17 – *Awaiting information from Cll Poston on the cost of obtaining maps.*

9. LOCAL LISTING

- Recommend to the Borough Council for local listing two Ingatestone properties.

10. THE CROWN

- Agreed to ask Paulette McAllister at Brentwood Borough Council if a Section 106 was agreed and if so what was it for.

11. VILLAGE DESIGN STATEMENT/NEIGHBOURHOOD PLAN

- Cllr Winter reported that a meeting has been arranged for the 1st March in the Library for interested parties to assist the Parish Council in supplementing the Village Design Statement by drawing up plans for who would be dealing with which items. It was agreed to contact respondents to the Parish Survey carried out last summer.

12. OTHER INFORMATION ITEMS

- Brentwood Borough Council would be holding a Planning training session for its Members and officers on the 30th January from 6.00 – 7.30 p.m. Parish Councillors would also be welcome to attend. Names to be forwarded to the Borough Council by 26th January.

13. NEXT MEETING 26TH JANUARY 2017 at 9.30 a.m. at Ingatestone Library, High Street