



Ingatestone and Fryerning Parish Council

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**MINUTES OF PLANNING MEETING
HELD 19TH OCTOBER 2017
VENUE : Ingatestone Library, High Street, Ingatestone**

PRESENT	Cllrs	D Abrey	P Davey	L Day	K Sutton
		J Winter			
ABSENT		P Poston			

1	APOLOGIES were received and accepted from Cllr Poston																										
2	ANNOUNCEMENTS AND DECLARATIONS OF INTEREST																										
3	PUBLIC PARTICIPATION Two members of the public were present for planning application 17/01383/FUL																										
4	MINUTES OF THE PREVIOUS MEETING (21/09/17) were agreed as a correct record and signed by the Chairman, Cllr Abrey																										
5	<p>MATTERS ARISING FOR REPORT (but not for resolution)</p> <table border="0"> <tr> <td>Reference</td> <td>Address</td> <td>Notes</td> </tr> <tr> <td>17/01194/FUL</td> <td>Land rear of 74 – 76 High Street</td> <td>Construction of two semi detached dwellings</td> </tr> <tr> <td colspan="3">Recommendation agreed at Full Council 05/10/17 - NO OBJECTION to the application.</td> </tr> <tr> <td>Reference</td> <td>Address</td> <td>Notes</td> </tr> <tr> <td>17/01328/FUL</td> <td>32 High Street</td> <td>Convert existing offices to create 4 x 2 bed and 1 x 1 bed flats with first and second floor rear extension with gable roof and juliette balconies, add 2 front dormers, alterations to fenestration and construct detached 2 bed dwelling to the rear, layout parking and provision of cycle parking</td> </tr> <tr> <td colspan="3">Recommendation agreed at Full Council 05/10/17 to OBJECT to the application for various reasons.</td> </tr> </table>			Reference	Address	Notes	17/01194/FUL	Land rear of 74 – 76 High Street	Construction of two semi detached dwellings	Recommendation agreed at Full Council 05/10/17 - NO OBJECTION to the application.			Reference	Address	Notes	17/01328/FUL	32 High Street	Convert existing offices to create 4 x 2 bed and 1 x 1 bed flats with first and second floor rear extension with gable roof and juliette balconies, add 2 front dormers, alterations to fenestration and construct detached 2 bed dwelling to the rear, layout parking and provision of cycle parking	Recommendation agreed at Full Council 05/10/17 to OBJECT to the application for various reasons.								
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	17/01227/FUL	32 Whadden Chase	APPLICATION PERMITTED	OBJECTION
	17/01204/TPO	37 Willow Green	APPLICATION PERMITTED	NO OBJECTION
	17/01202/CAT	6 Clifton Terrace	NO OBJECTIONS	NO OBJECTION
7	PLANS			
	Reference	Address	Notes	Parish Council
	17/01383/FUL	35 Willow Green	Demolish garage and construct two storey side extension. Part single part two storey rear extension with balcony, loft conversion with rear dormers, construct detached office building in rear garden, create new vehicular access for in and out drive	OBJECTION*
	<p>*The Parish Council believes that the proposed development represents over-development of the site due to :</p> <ol style="list-style-type: none"> 1) Its construction directly on to the boundary with No.34 Willow Green. 2) The bulk and mass of the rear elevations particularly that of the balcony will create significant overlooking into the gardens and the habitable rooms of Nos. 34 and 33 Willow Green. 3) The dormer windows to the rear will also give rise to overlooking and should be replaced by Velux windows if the application is approved. The windows in the flank wall will also overlook No. 34 Willow Green and should be obscure glazed. 4) We note the erection of the home office in the garden which has a roof height of 4 metres and will be immediately visible from the gardens of Nos. 34 and 33 Willow Green and is therefore unacceptable. 			
	17/01351/LBC	51 High Street	Removal of ceiling, re-location of bar, internal refurbishment incorporating new floor and wall finishes	NO OBJECTION*
	Subject to Heritage Department approval			
	17/01470/FUL	Little Heyfild Hall Lane	Demolish existing dwelling and construction of replacement house together with ancillary incidental facilities of garaging, pool hall and basement snooker room, gym, sauna and cinema room	Recommend to Full Council 02/11/17 NO OBJECTION
	17/01314/FUL	Crownlands 1 Post Office Road	Replace existing UPVC conservatory roof with Supalite tiles roof system	NO OBJECTION
	17/01509/FUL	3 Chapel Croft	Installation of woodburning stove, with external flue pipe above roof level and alterations to fenestration	NO OBJECTION
	17/01395/CAT	Barleycorns 168 High Street	T1 Hornbeam - Section fell to ground level, T2 Hornbeam -Crown Thin- Remove selected branches in the upper canopy to reduce current size by up to 1.5m, G1 Conifers - Fell & grind out the stumps T3 Hornbeam - Crown reduce by up to 3m and crown thin, T4 Beech - Crown thin,	REFER TO BOROUGH COUNCIL'S ARBORICULTURIST

			remove selected branches in upper canopy to reduce current size by up to 1.5 and density by 15%	
8	CORRESPONDENCE			
	<ul style="list-style-type: none"> • E-mail from resident re planning application 17/01328/FUL – 32 High Street, Ingatestone • E-mail dated 11/10/17 to Brentwood Borough Council re canopy, extractor fan and CCTV cameras on building on corner of Stock Lane - <i>noted</i> • E-mail sent 06/07/17 to the Borough Council re tree works in Conservation Areas in response to the Borough's e-mail of 26/06/17 – <i>nothing further to report</i> • Incursion into green belt, Little Hyde Lane. E-mail sent 11/10/17 to the Borough Council's Enforcement Officer for an up-date - <i>noted</i> • Planning Portal News 20/09/17 - "Sharma allots £22m for communities to help deliver housing" - <i>noted</i> • Planning Portal News 04/10/17 - "May commits £2bn extra to affordable housing"- <i>noted</i> 			
9	BBC STRATEGIC GROWTH OPTIONS			
	Agreed to send an e-mail to Phil Drane			
10	LOCAL LISTING – To be discussed by the Borough Council at the meeting in November			
11	PARKING			
	<ul style="list-style-type: none"> • E-mail sent 24/08/17 to Bor. Cllr Cloke for proposed plan of parking beyond Station Lane <i>Agreed to send a further e-mail for the latest position on parking in this area</i>			
12	THE CROWN – Nothing further to report.			
13	BELL MEAD – Nothing further to report.			
14	VILLAGE DESIGN STATEMENT / NEIGHBOURHOOD PLAN			
	Terms of Reference for the Neighbourhood Plan Advisory Committee will be on the Full Council Agenda for the November meeting A meeting of the Neighbourhood Plan Advisory Committee will be held on 6 th November at 7.30 p.m.			
15	OTHER INFORMATION POINTS (not for resolution) - none			
16	NEXT MEETING DATE: 2nd NOVEMBER 2017 at 9.30am, Ingatestone Library, High Street, Ingatestone			