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**MINUTES OF PLANNING MEETING
HELD TUESDAY 4TH SEPTEMBER 2018
VENUE : Ingatestone Library, High Street, Ingatestone**

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

1	APOLOGIES were received for noting only from Cllrs Davey and Poston		
2	ANNOUNCEMENTS AND DECLARATIONS OF INTEREST there were none		
3	PUBLIC PARTICIPATION there were no members of the public present		
4	MINUTES OF THE PREVIOUS MEETING (23/08/18) were agreed as a correct record and signed by the Chairman, Cllr Sutton.		
5	MATTERS ARISING FOR REPORT (but not for resolution) there were none		
6	PLANNING APPLICATION DECISIONS		
	Reference	Address	BBC Recommend
	18/01044/FUL	4 The Meads	APPLICATION REFUSED
	18/01022/FUL	25 Whadden Chase	APPLICATION PERMITTED
	18/01014/FUL	111 The Furlongs	APPLICATION PERMITTED
7	PLANS		
	Reference	Address	Notes
	18/01234/FUL	32 High Street	Add first floor rear extension with gable roof and convert office building into four No. two-bedroom flats and one No. one-bedroom flat together with construction of detached 1 bed dwelling to the rear together with car parking, cycle and refuse store and hard and soft landscaping
			Parish Council
			OBJECTION*
	<ol style="list-style-type: none"> The proposed new cottage has no private amenity space contrary to the recommendations in the Essex Design Guide and the 2005 Replacement Local Plan. The cottage will impact on the outlook from the 3 refurbished Grade 2 timber framed cottages next to No. 32 High Street and will detract from their setting. The rear extension will add considerably to the bulk and mass of No. 32 especially when viewed from the Grade 2 listed No. 30 High Street. As such it will have an overbearing impact on the neighbours contrary to Section CP1 of the Replacement Local Plan. The application will cause harm to the Conservation Area and the setting of a number of Grade 2 listed buildings and the harm caused is not outweighed by the benefits. 		

5. Having studied the comments of the Government Inspector on planning application 16/01182/FUL the Parish Council believes that the new plans do nothing to mitigate the problems outlined in the Inspector's Report.
6. The Parish Council continues to be concerned by the changes of offices to residential and the impact on the commercial activities in the High Street.

For the above reasons the Parish Council request that planning permission be REFUSED.

18/01300/FUL	Kettles Trueloves Lane	Single storey rear extension and first floor rear extension	NO OBJECTION*
<i>*Subject to Heritage Department approval</i>			
18/01301/LBC	Kettles Trueloves Lane	Single storey rear extension and first floor rear extension to include internal/external alterations. Extend the existing utility room by 1.87m and replace the existing door with a new, purpose-made oak framed French door and window. Form 2 no new openings within the existing external walls to provide a new window to match the existing style and a new half-glazed stable door, providing greater light to this space but also direct access from the kitchen to the rear patio. Raise the existing roof over the kitchen area by circa 600mm and utilise the increased roof void to provide a bedroom and a first-floor bathroom	NO OBJECTION*
<i>*Subject to Heritage Department approval</i>			
18/01269/FUL	53 The Paddocks	Add pitched roof to existing porch, change external finishes to render at front and alterations to fenestration	NO OBJECTION
18/01157/FUL	Land at Margaretting Hall Estate Church Lane	Construct detached cow barn (1)	NO OBJECTION
18/01158/FUL	Land at Margaretting Hall Estate Church Lane	Construct detached cow barn (2)	NO OBJECTION
18/01159/FUL	Land at Margaretting Hall Estate Church Lane	Construct detached cow barn (3)	NO OBJECTION
18/01160/FUL	Land at Margaretting Hall Estate Church Lane	Construct detached hay barn	NO OBJECTION

	18/0241/LBC	Richards Cottage Mill Green Road	To carry out sampling for contamination and stripping out of some materials	NO OBJECTION*
	<i>*Subject to Heritage Department approval</i>			
	18/01328/TPO	Ash House Roman Road	T2 – Ash Crown lift over neighbours and telephone wires remove all deadwood (TPO31/04)	NO OBJECTION*
	<i>*Subject to the approval of the Borough Council's Arboriculturist</i>			
	18/01297/CAT	South Mead Hall Lane	T1 - lime tree, fell to ground level, T2 – 1 yew tree, fell to ground level. T3 – 2 yew trees, felling to approximately ground level. T4 – yew tree, reduce to height of garage, shape as necessary	NO OBJECTION*
	<i>*Subject to the approval of the Borough Council's Arboriculturist</i>			
	18/01309/CAT	Land opposite Hill House Blackmore Road Fryerning	T1 Oak – Crown lift to 4m. Remove deadwood with conservation cuts	Further information required
	<i>*The Parish Council are concerned about the visual impact of the proposed works on the tree and are seeking further information.</i>			
8	CORRESPONDENCE			
	<ul style="list-style-type: none"> • Incursion into green belt, Little Hyde Lane. E-mail sent 05/07/18 to Planning Enforcement, Brentwood Borough Council, requesting an up-date – <i>nothing further to report</i> • E-mail sent 24/07/18 to Borough Council Planning Enforcement in reply to their e-mail received 28/06/18 re compliance with planning conditions in Heybridge Road - <i>to be removed from Agenda.</i> • E-mail sent 16/08/18 to Borough Council Planning Enforcement re additional Sky dish on "The Corner". Reply received 20/08/18 detailing action to be taken - <i>noted</i> • Planning Portal News 15/08/18 – "Bidding opens for garden community development support" – <i>noted.</i> 			
9	BBC STRATEGIC GROWTH OPTIONS			
	<ul style="list-style-type: none"> • Draft Local Plan – nothing to report 			
10	LOCAL LISTING – nothing to report			
11	PARKING – nothing to report			
12	BELL MEAD			
	<ul style="list-style-type: none"> • Size of parking bays – <i>the information has been forwarded to Bor Cllr Cloke</i> • E-mail sent 15/08/18 to Bor Cllr Cloke re white lining of parking bays and possible disabled bay and reply of same date – <i>to be raised at next Full Council</i> 			
13	NEIGHBOURHOOD PLAN - Cllr Winter had nothing to report			
14	OTHER INFORMATION POINTS (not for resolution) None			
15	NEXT MEETING DATE: Tuesday 25th September at 6.30 p.m. Ingatestone Library, High Street, Ingatestone			