



Ingatestone and Fryerning Parish Council

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MINUTES OF PLANNING MEETING HELD 8TH FEBRUARY 2018

VENUE : Ingatestone Library, High Street, Ingatestone

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

1	APOLOGIES were received and accepted from Cllrs Poston and Sutton			
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 (25/01/17) were agreed as a correct record and signed by the Chairman, Cllr Abrey.			
5	MATTERS ARISING FOR REPORT (but not for resolution) Cllr Bridge had confirmed the date when the outline planning application for the development at Ingatestone Garden Nursery would be on the Borough Council's Planning Agenda.			
6	PLANNING APPLICATION DECISIONS			
	Reference	Address	BBC Recommend	Parish Council
	17/01721/FUL	The Cricketers Mill Green Road	APPLICATION PERMITTED	NO OBJECTION
	17/01765/FUL	16A Fryerning Lane	APPLICATION REFUSED	OBJECTION
	17/01827/FUL	1 Petre Close	APPLICATION PERMITTED	NO OBJECTION
	17/01826/FUL	Krendi 32 Willow Green	APPLICATION PERMITTED	NO OBJECTION
	17/01671/FUL	4 Park Drive	APPLICATION PERMITTED	NO OBJECTION
	17/01806/CAT	7 Clifton Terrace	NO OBJECTION	NO OBJECTION
7	PLANS			
	Reference	Address	Notes	Parish Council
	18/00075/FUL	High Point Beggar Hill	Demolition of existing residential building for replacement residential building	Recommend OBJECTION* to Full Council (01/03/18)
	<p><i>Although the proposed property is smaller in floor area it is over twice the height of the existing building and replacement bungalow which was previously approved by the Borough Council in 2015. The effect of this will be to impact on the openness of the Green Belt and the adjacent Conservation Area to the detriment of both.</i></p> <p><i>A previous application, 17/00290/FUL for Stoneywood Cottage, Mill Lane, Fryerning, was refused by the Borough Council for very similar reasons as those shown above and the same arguments would appear to apply in this instance.</i></p>			

	<i>The Applicant compares the proposal to the development at Field House, Fairwinds and Light Oaks but in these instances large properties already existed at these locations. In this case a low aspect property will be replaced by something much bulkier and intrusive.</i>		
	18/00018/FUL	Redmayne Cottage 31 Fryerning Lane	Proposed part first floor and two storey side extension NO OBJECTION
	18/00040/FUL	1 Park Drive	Demolish existing garage, add two storey side extension incorporating extended front and rear dormers, add single storey rear extension, infill front porch. Construction of new brick garden wall to side and new in and out drive with low front walls and piers to frontage with newly paved drive OBJECTION*
	<i>*The boundary wall and the flank side of the property sit on the boundary of the property. The bulk and mass of brickwork facing onto the High Street/Roman Road will appear as an incongruous feature in the street scene. The wall is show as 2.2 – 2.3 metres high and this adds to the impact this feature will have on the High Street/Roman Road.</i>		
	18/00109/TPO	49 Tor Bryan	T1, Oak Crown reduce back to previous pruning points an approximate reduction of up to 2m, crown thin and lift (TPO 08/62) NO OBJECTION*
	<i>*Subject to the agreement of the Borough Council's Arboriculturist</i>		
8	CORRESPONDENCE <ul style="list-style-type: none"> • Incursion into green belt, Little Hyde Lane. E-mail sent 30/11/17 to the Borough Council's Enforcement Officer for an up-date. Reply received 02/12/17 – e-mail to be sent to the Enforcement Officer following his visit to the site in January. • E-mail sent 01/02/18 to Borough Council Planning Department re damage to grass verge in Little Hyde Lane - <i>noted</i>. • The Essex County Council (Ingatestone Road/Stock Lane (Buttsbury Bridge), Stock/Ingatestone) (2.3 metre (7 feet 6 inches) width Limit) Order 201* - <i>noted</i> • Planning Portal News 25/01/18 – “Permitted development rights should be scrapped” - <i>noted</i> • Current Enforcement Cases as of 01/02/18 – <i>noted</i>. 		
9	BBC STRATEGIC GROWTH OPTIONS <ul style="list-style-type: none"> • Draft Local Plan : Preferred Site Allocations Consultation The Public Consultation will run from Monday 29 January 2018 to Monday 12 March 2018. Residents, businesses and other stakeholders have been invited to read the document and respond with their views to the Borough Council. The documents can be viewed at the Parish Council Office and Library during their normal working hours. Details of how to respond to the document are on the Parish Council's Noticeboard 		
10	LOCAL LISTING nothing to report		
11	PARKING Vehicles working on the Bell Mead construction site have been requested not to park in the public parking spaces and to park on site.		
12	BELL MEAD Part of the footbridge construction had been erected from the site into Fairfield.		
13	NEIGHBOURHOOD PLAN Cllr Winter advised that the Neighbourhood Plan Advisory Committee would be present at the Borough Council's Local Plan Drop in Event in the Parish date and venue to be announced. A plan showing car parking areas in the village had been prepared.		
14	OTHER INFORMATION POINTS (not for resolution) <ul style="list-style-type: none"> • Height of wall in Whadden/Wakelin chase 		
15	NEXT MEETING DATE: 22nd FEBRUARY 2018 at 9.30am, Ingatestone Library, High Street, Ingatestone		

