



# Ingatestone and Fryerning Parish Council

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**MINUTES OF PLANNING MEETING  
 HELD 17<sup>th</sup> MAY 2018  
 VENUE : Ingatestone Library, High Street, Ingatestone**

<b>PRESENT</b>	Cllrs	D Abrey	L Day	P Poston	K Sutton	J Winter
<b>ABSENT</b>	Cllr	P Davey				

1	<b>ELECTION OF CHAIRMAN</b> Cllr Abrey proposed that Cllr Sutton be chairman, seconded by Cllr Winter and all agreed.		
2	<b>APPOINTMENT OF VICE CHAIRMAN</b> Cllr Poston was appointed as Vice-Chairman.		
3	<b>CO-OPTION</b> to committee – none		
4	<b>APOLOGIES</b> were received and accepted from Cllr Davey.		
5	<b>ANNOUNCEMENTS AND DECLARATIONS OF INTEREST</b> none.		
6	<b>PUBLIC PARTICIPATION</b> One member of the public was present.		
7	<b>MINUTES OF THE PREVIOUS MEETING (10/05/18)</b> were agreed as correct record subject to the planning application number for Redmayne Cottage being altered to 18/00018/FUL in Planning Application Decisions. The Chairman, Cllr Sutton, then signed the Minutes		
8	<b>MATTERS ARISING FOR REPORT (but not for resolution)</b>		
9	<b>PLANNING APPLICATION DECISIONS</b>		
	<b>Reference</b>	<b>Address</b>	<b>BBC Recommend</b>
	18/00348/LBC	Little St Leonards Blackmore Road	APPLICATION PERMITTED
	18/00347/FUL	Little St Leonards Blackmore Road	APPLICATION PERMITTED
	18/00331/FUL	The Stable House Mill Green Road	APPLICATION PERMITTED
	18/00381/FUL	Anglo European School Willow Green	APPLICATION PERMITTED
	18/00402/LBC	10 Fryerning Lane	APPLICATION PERMITTED
	18/00424/FUL	2 Fryerning Lane	APPLICATION REFUSED
	18/00161/TPO	69 Tor Bryan	APPLICATION PERMITTED
			<b>Parish Council</b>
			NO OBJECTION
			NO OBJECTION
			NO OBJECTION
			NO OBJECTION
			NO OBJECTION
			OBJECTION
			UNABLE TO COMMENT
10	<b>PLANS</b>		
	<b>Reference</b>	<b>Address</b>	<b>Notes</b>
			<b>Parish Council</b>
			Planning application 18/00636/FUL was brought forward
	18/00636/FUL	25 Whadden Chase	First floor front extension with juliette balcony and single storey rear extension, with new vehicular access
			OBJECTION*
	* The bulk and mass of the proposed front floor extension will have an overbearing impact and affect the light to the rear garden and aspect of neighbouring property No. 26. The proposed front first floor extension appears out of proportion and out of character in the street scene. A bedroom juliette balcony is inappropriate on a street elevation.		

	18/00519/FUL	53 The Paddocks	Proposed two storey front and side extension	NO OBJECTION
	18/00601/FUL	10 Trueloves Grange Trueloves Lane	Change of use of land to domestic garden (retrospective)	NO OBJECTION*
	* subject to conditions as per previous applications approved at No.7 and No.11.			
	18/00603/FUL	Land Rear of 118 High Street	Proposed new dwelling	OBJECTION*
	<p><i>*The proposed new dwelling is contrived and will result in unsatisfactory living conditions for its occupiers. Not only is the ground floor footprint small, living space at first floor level will be reduced further due to the angle of the roof meaning that space within the eaves will be unusable.</i></p> <p><i>The absence of any private amenity space will also result in a poor living environment for future occupiers.</i></p> <p><i>The proposals require demolition of the existing bin store serving the residential units behind, with no replacement facility being provided.</i></p> <p><i>If approved, the development would set an unwelcomed precedent for poor quality residential units on similar backland sites within the parish.</i></p>			
11	<b>CORRESPONDENCE</b> <ul style="list-style-type: none"> <li>Town &amp; Country Planning Act 1990 (As Amended) – Planning Appeal Against conditions imposed - Greenways, Hall Lane, Ingatestone. Appeal reference number: H1515/W/17/3192011. Appeal starting date – 1<sup>st</sup> May 2018. Written representations to Planning Inspectorate by 5<sup>th</sup> June 2018. <i>It was agreed to write in support of the conditions imposed.</i></li> <li>Register of current Enforcement cases from 2016 to date as at 8<sup>th</sup> May 2018 - <i>noted</i></li> <li>Incursion into green belt, Little Hyde Lane. E-mail sent 25/04/18 to Planning Enforcement, Brentwood Borough Council, requesting an up-date and reply received on 14/05/18. <i>It was agreed to notify Enforcement of the infilling of the ditch.</i></li> <li>Planning Portal News 26/04/18 – “Call for garden city reference to be reinstated in the NPPF” - <i>noted</i></li> <li>Planning Portal News 25/04/18 – “Government to invest in modern approaches to housing design” – <i>noted.</i></li> <li>Copy e-mail to Cllr Wagland dated 14/05/18 from resident re Stock Lane width restriction in the High Street - <i>noted</i></li> </ul>			
12	<b>BBC STRATEGIC GROWTH OPTIONS</b> <ul style="list-style-type: none"> <li><b>Draft Local Plan</b> Cllr Winter gave an update.</li> </ul>			
13	<b>LOCAL LISTING</b> E-mail sent 22/02/18 to the Principal Design & Conservation Officer requesting an update on this matter.			
14	<b>PARKING</b> – Nothing to report.			
15	<b>BELL MEAD</b> – The additional public car parking spaces were being marked out.			
16	<b>NEIGHBOURHOOD PLAN</b> Cllr Winter gave an update.			
17	<b>OTHER INFORMATION POINTS (not for resolution)</b> none.			
18	<b>NEXT MEETING DATE: 31<sup>st</sup> May 2018 at 9.30am, Ingatestone Library, High Street, Ingatestone.</b>			