



# Ingatestone and Fryerning Parish Council

Suite 1 4 The Limes Ingatestone Essex CM4 0BE  
 Telephone: 01277 353315 Fax: 01277 352915  
 Email: office@ingatestone-fryerningpc.gov.uk  
 www.ingatestone-fryerningpc.gov.uk

**MINUTES OF PLANNING MEETING  
 HELD 19<sup>th</sup> APRIL 2018  
 VENUE : Ingatestone Library, High Street, Ingatestone**

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

1	<b>APOLOGIES</b> were received and accepted from Cllr Poston		
2	<b>ANNOUNCEMENTS AND DECLARATIONS OF INTEREST</b> there were none		
3	<b>PUBLIC PARTICIPATION</b> one member of the public was present		
4	<b>MINUTES OF THE PREVIOUS MEETING (05/04/18)</b> were agreed as a correct record and signed by the Chairman Cllr Abrey.		
5	<p><b>MATTERS ARISING FOR REPORT (but not for resolution)</b></p> <p>OBJECTION to Planning application 18/00389/OUT was confirmed at Full Council on 5/04/18.          NO OBJECTION to Planning application 18/00365/FUL was confirmed at Full Council on 5/04/18.          Cllr Abrey read the following Parish Council's response to this application which had been returned to the Borough Council:</p> <p>The Parish Council are disappointed that a limited number of 2 bedroomed properties are proposed and 4 bedroomed properties are shown on the proposal and that the Parish Council were not involved at an early stage when the development was being designed.          Recent consultations on housing needs for the village suggest that there is a great demand for 2 bedroomed properties at the expense of larger 4 bedroomed properties.          The Parish Council also believes that this development should be considered as part of the complete development of The Crown site which would increase the number of properties to well over 10 and hence trigger the requirement for affordable houses to be provided.          In view of the limited car parking facilities on the site a condition should be imposed on properties 1,3 &amp; 4 to prevent future extension into loft areas and hence creating a larger number of bedrooms and demand for parking spaces.          The Parish Council are concerned that the access from the site could be dangerous and request that Brentwood Borough Council satisfy themselves that this will not represent a traffic hazard.          The amount of private amenity space at the rear of these properties does not satisfy the requirements of the Essex Design Guide.</p>		
6	<b>PLANNING APPLICATION DECISIONS</b>		
	<b>Reference</b>	<b>Address</b>	<b>BBC Recommend</b>
	18/00075/FUL	High Point Beggars Hill	APPLICATION APPROVED
	18/00040/18	1 Park Drive	APPLICATION REFUSED
	18/00274/FUL	Lansdowne 30 Fryerning Lane	APPLICATION APPROVED
	18/00202/FUL	49 Roman Road	APPLICATION APPROVED
	17/01949/FUL	White House Farm Mill Green Road	APPLICATION APPROVED
	17/01574/TPO	3 Whadden Chase	APPLICATION APPROVED
	18/00209/CAT	65 Tor Bryan	NO OBJECTION
			<b>Parish Council</b>
			OBJECTION
			OBJECTION
			NO OBJECTION
			OBJECTION
			NO OBJECTION
			NO OBJECTION
			NO OBJECTION

	18/00258/CAT	38 Tor Bryan	NO OBJECTION	OBJECTION
	18/00193/CAT	158 High Street	NO OBJECTION	OBJECTION
	18/00325/CAT	Maltings Cottage 172 High Street	NO OBJECTION	NO OBJECTION
7	<b>PLANS</b>			
	<b>Reference</b>	<b>Address</b>	<b>Notes</b>	<b>Parish Council</b>
	18/00469/FUL	156 High Street	Demolish flat roof rear extension and construction of a single storey pitched roof rear extension with conservation roof lights. Single storey side extension and rear infill extension	OBJECTION*
	<i>*The application will result in a detrimental impact on the immediate neighbour with the flank party wall built directly on to the boundary. There will be a loss of immediately accessible amenity space and this will result in overdevelopment of a small plot</i>			
	17/01638/FUL	118 High Street	Change of use of former Parish meeting rooms to form dwellinghouse incorporating the installation of two rear rooflights, add lime render to side elevation, repair existing render, replacement and repairs to existing windows, existing pantile roof to be replaced and roof pitch altered, internal alterations to include partition walls to form bathrooms, add new soil and vent pipe and repairs to staircase	NO OBJECTION*
	<i>*The Parish Council are concerned that a significant amount of work will be carried out on this Grade 2 Listed Building including re-roofing. The application should be referred to the Heritage Department in order to establish that what is proposed will be in keeping with the historical integrity of the building</i>			
	17/01639/LBC	118 High Street	Installation of two rear rooflights, add lime render to side elevation, repair existing render, replacement and repairs to existing windows, existing pantile roof to be replaced and roof pitch altered, internal alterations to include partition walls to form bathrooms, add new soil and vent pipe and repairs to staircase	NO OBJECTION*
	<i>*The Parish Council are concerned that a significant amount of work will be carried out on this Grade 2 Listed Building including re-roofing. The application should be referred to the Heritage Department in order to establish that what is proposed will be in keeping with the historical integrity of the building</i>			
	18/00478/FUL	Handley Edge Mill Green Road	Variation of condition 2 (approved drawings) of application 15/01387/FUL (Demolition of existing house and garage. Construction of new outbuilding with basement and new two storey dwelling with basement and semi basement	OBJECTION*

		accommodation (renewal of planning permission Ref 14/01266/FUL) to allow for a part two/part single storey side extension, single storey link extension to garage and single storey rear extension and replacement entrance gates	
<i>*The cumulative impact of the various extension represent overdevelopment of the site and inappropriate development in the Green Belt</i>			
18/00475/FUL	Handley Edge Mill Green Road	Variation of condition 2 (approved drawings) of application 16/01657/FUL (Demolition of existing house and garage. Construction of new two storey dwelling with basement and semi basement accommodation and outbuilding with basement.) to allow for a part two/part single storey side extension, single storey link extension to garage and single storey rear extension and replacement entrance gates	OBJECTION*
<i>*The cumulative impact of the various extension represent overdevelopment of the site and inappropriate development in the Green Belt</i>			
18/00479/FUL	Handley Edge Mill Green Road	Alteration and extension of existing dwelling including single storey rear extension, convert part of detached garage to gym/beauty room with a single storey link extension. Single storey and two storey side extensions and two storey front extension replace gates to both entrances	OBJECTION*
<i>*The cumulative impact of the various extension represent overdevelopment of the site and inappropriate development in the Green Belt</i>			
18/00497/LBC	White House Farm Barns Mill Green Road	Conversion of barn to dwelling (Amendments to application 16/01409/LBC (Change of use of redundant farm buildings	NO OBJECTION*
<i>*Subject to Heritage Department approval</i>			
18/00496/FUL	White House Farm Mill Green Road	Variation of condition 16 to revise the internal layout to barn 1 of application 16/01408/FUL (Change of use of redundant farm buildings to 3 residential properties)	NO OBJECTION*
<i>*Subject to Heritage Department approval</i>			
18/00493/TPO	Ingatstone House High Street	Copper Beech T5 to fell as increasing damage to Grade 2 listed house. (Subject to TPO11/1985)	NO OBJECTION*
<i>*Subject to the agreement of the Borough Council's Arboriculturist</i>			
8	<b>CORRESPONDENCE</b>		
	<ul style="list-style-type: none"> <li>Incursion into green belt, Little Hyde Lane. – agreed to e-mail with evidence.</li> </ul>		

	<ul style="list-style-type: none"> <li>• E-mail sent 01/02/18 to Borough Council Planning Department re damage to grass verge in Little Hyde Lane – <i>Advised by County Cllr Wagland that the Authority is unlikely to assist</i></li> <li>• Register of current Enforcement Dates from 2016 to date - <i>noted</i></li> <li>• Planning Portal News 29/03/18 – “Quartermain to assess three councils over lack of local plan - <i>noted</i>”</li> </ul>
9	<b>BBC STRATEGIC GROWTH OPTIONS</b> <ul style="list-style-type: none"> <li>• <b>Draft Local Plan</b> – Nothing further to report</li> </ul>
10	<b>LOCAL LISTING</b> E-mail sent 22/02/18 to the Principal Design & Conservation Officer requesting an update on this matter.
11	<b>PARKING</b> Nothing to report
12	<b>BELL MEAD</b> Additional parking arrangements to be discussed at the next planning meeting.
13	<b>NEIGHBOURHOOD PLAN</b> Cllr Winter had nothing further to report
14	<b>OTHER INFORMATION POINTS (not for resolution)</b> The width restriction at Buttsbury Bridge, Stock Lane was now in place.
15	<b>NEXT MEETING DATE: 3<sup>rd</sup> May 2018 at 9.30am, Ingatestone Library, High Street, Ingatestone</b>