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**MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE**  
**HELD ON THURSDAY 7<sup>TH</sup> APRIL 2022 AT 9.30 A.M. AT THE PARISH COUNCIL OFFICES, SUITE 2, 4**  
**THE LIMES, INGATESTONE**

<b>PRESENT</b>	Cllrs	P Poston	P Davey	R Pittman	C Russell (part)
	Co-opted Members	L Day			
<b>ABSENT</b>	Cllr	D Sankey	P Batchelor	J Winter	
	Co-opted Member	D Abrey			
<b>ALSO PRESENT</b>	R Spouge (Assistant Clerk)				

PLH22/112	<b>APOLOGIES FOR ABSENCE</b> were received from Cllrs Winter, Sankey and Batchelor.
PLH22/113	<b>ANNOUNCEMENTS AND DECLARATIONS OF INTEREST</b> Cllr Russell declared an interest in planning application 22/00431/HHA and Cllr Poston declared a pecuniary interest in planning application 22/00457/HHA.
PLH22/114	<b>PUBLIC PARTICIPATION</b> there were no members of the public present.
PLH22/115	<b>MINUTES OF THE PREVIOUS MEETING (24/03/22)</b> were agreed as a correct record and signed by the Chairman, Cllr Poston.
PLH22/116	<b>MATTERS ARISING FOR REPORT (but not for resolution)</b> Site visits by County Cllrs Scott and Wagland. Agreed to request a list of the potholes and haunching that needed attention following their visit on 21 <sup>st</sup> March. Cllr Pittman reported that the Hardings Farm site would be green roofed and have zero impact.
PLH22/117	<b>PARKING</b> <ul style="list-style-type: none"> <li>• Grasscrete parking in New Road – Funded and agreed. Agreed to request the date when the work will commence.</li> <li>• Parking on corner of New Road/B1002 – Funded and agreed. Agreed to request the date when the work will commence.</li> <li>• Parking adjacent to Seymour Field (B1002) - The Parking Review plans to be available at the next meeting.</li> </ul>
PLH22/118	<b>HIGHWAYS</b> <ul style="list-style-type: none"> <li>• <b>Speeding</b></li> <li>• 20 mph signs – nothing to report.</li> <li>• To discuss action to reduce speeding in Ingatestone/Fryerning – nothing to report.</li> <li>• <b>Roads, Verges and Footpaths</b></li> <li>• No new defects were reported.</li> <li>• Footpath 25 – diversion – e-mail sent 01/03/22 to Essex Highways and acknowledgment received 02/03/22. Agreed to remove from the Agenda.</li> <li>• <b>Local Highways Panel (LHP)</b> – meeting held on 25/03/22</li> <li>• Essex Highways – Local Highways Panel Scheme High Street and Connecting Roads - proposed implementation of 20 mph Speed Limit. The scheme has been funded (£42,000) – awaiting a date for implementation.</li> <li>• Village Gateways – awaiting completion of the 20 mph speed limit cost £10,000.</li> <li>• Horsegates on the bridleway off Mill Green Road, Fryerning – approved.</li> <li>• Items for inclusion on the next Agenda – none were put forward.</li> </ul>

	<ul style="list-style-type: none"> <li>Notes on the meeting held on 24/03/22 had been circulated to members.</li> </ul>			
PLH22/119	<b>PLANNING APPLICATION DECISIONS</b>			
	<b>Reference</b>	<b>Address</b>	<b>BBC Recommend</b>	<b>Parish Council</b>
	22/00182/HHA	Fryerning House Cottage Beggarr Hill	PERMITTED	NO OBJECTION
	22/00067/FUL	Hardings Farm Hardings Lane	PERMITTED	OBJECTION
	21/02031/HHA	The Bumbles Mil Green Road	PERMITTED	OBJECTION
	21/001996/FUL	Handley Edge Mill Green Road	WITHDRAWN	
PLH22/120	<b>PLANNING APPLICATION DECISIONS</b>			
	<b>The following application 22/00457/HHA was brought forward. Cllr Poston having declared a pecuniary interest left the room. Cllr Pittman took the Chair for the discussion and decision.</b>			
	22/00457/HHA	12 Pemberton Avenue	Demolish existing conservatory and porch and construction of a two storey side and part single part two storey rear extension. Fenestration alterations	<b>NO OBJECTION</b>
	<b>Cllr Poston resumed the Chair</b>			
	<b>The following application 22/00431/HHA was brought forward. Cllr Russell left the meeting at 10.20 am before the discussion and vote was taken.</b>			
	22/00431/HHA	Yew Tree House Mill Green Road	Proposal for extension of garage to create first floor accommodation to include external staircase and replacement of roof tiles and hanging tiles to main house	<b>NO OBJECTION</b>
	22/00423/FUL	Development Land adjacent to Roman Road	Erection of 57 dwellings (including 20 affordable dwellings) accessed from Roman Road, together with associated highway works, landscaping, utilities, drainage, infrastructure, and parking	<b>OBJECTION*</b>
	<p><i>*The Parish Council is very concerned with drainage (foul and surface water) and that the existing village infrastructure is ill equipped to handle this and the other proposed developments in the immediate area (Redrow Homes and Hallmark Care Home). The village infrastructure – Surgery, Chemist, High Street parking, Junior and Infant Schools need immediate improvement to accommodate this influx of in access of 150 homes. The current parish sewage plant is operating at 120% capacity now. The aforementioned infrastructure must be implemented before these developments can proceed. The obvious increase in traffic flow (volume and frequency) from the combined new developments into Roman Road make it essential for traffic calming measures/roundabout prior to the commencement of the building works and a review of the speed limit. The Parish Council requests that S106 monies should be used to implement these essential Highways measures.</i></p>			
	22/00408/FUL	Roseland Roman Road	Demolition of one residential property and redevelopment of the site to provide four new residential properties	<b>OBJECTION*</b>
	<p><i>*Ingatstone &amp; Fryerning Parish Council note that this application is not within its boundary and raise OBJECTION to the application. This application exaggerates the issues which the Parish Council raised with the original application. This site should be used for a convenience store/shop.</i></p>			

	22/00428/HHA	Wagtails, 70 Fryerning Lane	Demolition of existing garage and conservatory and construction of part single storey and part two-storey side extension single storey rear extension to include roof lights. New entrance position with new canopy over. Fenestration and roof alterations.	<b>NO OBJECTION</b>
	22/00467/CAT	Maltings Cottage 172 High Street	T1 Horse Chestnut - Re-Pollard back to previous pollard points, a reduction of re-growth of approximately 2.5-3m	<b>NO OBJECTION*</b>
<i>*Subject to the approval of the Borough Council's Arboriculturist</i>				
	22/00405/S191	21A High Street	Application for a Lawful Development Certificate for an existing use or operation or activity including those in breach of a planning condition for use of the rear ground floor and the upper floors as 3 separate flats.	<b>NO OBJECTION*</b>
<i>*Subject to all planning laws and regulations being satisfied</i>				
	22/00457/HHA	12 Pemberton Avenue	Demolish existing conservatory and porch and construction of a two storey side and part single part two storey rear extension. Fenestration alterations	<b>NO OBJECTION</b>
PLH22/121	<b>CORRESPONDENCE</b> <ul style="list-style-type: none"> <li>A History of 'The Viper' is being compiled for publication in the Parish Council's Newsletter.</li> <li>Deteriorating condition of 'The Viper' building – work is ongoing.</li> <li>NOKA sign, Bell Mead - e-mail dated 16/11/21 to Borough Council Enforcement. Reply e-mail from Borough Council dated 08/12/21 – nothing to report.</li> <li>e-mail dated 23/03/22 from resident re land adjacent to Chapel Croft – noted.</li> <li>Appeal Dismissed – Oak Hill, Beggar Hill, Fryerning, Ref: APP/H1515/D/21/3280326.</li> </ul>			
PLH22/122	<b>NEW DEVELOPMENTS</b> Any updates – Cala Homes, Hallmark Care Home and Redrow development. <ul style="list-style-type: none"> <li>Redrow Homes – application for an additional 4 dwellings on the former Ingatestone Nursery site 22/00408/FUL.</li> </ul>			
PLH/22/123	<b>GARAGE SITES</b> – As Cllr Winter was not present no report was given.			
	<b>SECTION 106 and CIL Agreements</b> <ul style="list-style-type: none"> <li>No further additions ere made.</li> </ul>			
PLH/22/124	<b>BBC STRATEGIC GROWTH OPTIONS</b> <ul style="list-style-type: none"> <li><b>Brentwood Local Plan adopted 23/03/22</b> The Inspectors' Report is available for public inspection on the Borough Council's website and will shortly be made available to view at the Borough Council Offices and Ingatestone Library.</li> </ul>			
PLH22/125	<b>LOCAL LISTING</b> – nominations now open (notification received from BBC including project pack) Closing date 21/04/22			
PLH22/126	<b>BELL MEAD</b> <ul style="list-style-type: none"> <li>White lining of parking bays in older section of Bell Mead Car Park and correct marking of disabled bay. E-mail sent to Borough Council 01/03/22 for work to be carried out. Reply dated 02/03/22 this is being investigated.</li> </ul>			
PLH22/127	<b>NEIGHBOURHOOD PLAN</b> As Cllr Winter was not present no update was given.			

	<p><b>OTHER INFORMATION POINTS (not for resolution)</b></p> <p>20/00054/ENFNOT – Oakwood Appeal – Appeals A &amp; B DISMISSED 01/11/21 .Compliance period 3 months (February 2022).</p> <p>20/00074/ENFNOT – The Bumbles Appeal – Appeal Dismissed - 05/07/21. Compliance period 6 months.</p> <p>21/00013/HHREF –154 High Street (Retrospective) – Appeal Dismissed – 19/07/21.</p> <p>19/01092/PN42 – 82 The Furlongs - Planning Officer's report.</p> <p>25 The Heythrop – BBC ref: RUD404886322</p>
PLH22/128	<b>NEXT MEETING THURSDAY 21<sup>ST</sup> APRIL 2022 at 9.30 am at the Parish Council Office</b>