



Suite 2
4 The Limes
Ingatestone
Essex
CM4 0BE

Telephone: 01277 676759

Email: office@ingatestone-fryerningpc.gov.uk
www.ingatestone-fryerningpc.gov.uk

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON THURSDAY 16TH SEPTEMBER 2021 AT 9.30 A.M.
SEYMOUR PAVILION, NEW ROAD, INGATESTONE

| | | | | | |
|---------------------|----------------------------|----------|-----------|-------------|----------|
| PRESENT | Cllrs | P Poston | R Pittman | P Batchelor | D Sankey |
| ABSENT | Cllrs | P Davey | J Winter | C Russell | |
| | Co-opted Members | L Day | D Abrey | | |
| ALSO PRESENT | R Spouge (Assistant Clerk) | | | | |

| PLH21/271 | APOLOGIES FOR ABSENCE were received for noting from Cllrs Davey, Russell and Winter and Mr L Day and Mr D Abrey | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------|--|---------------|------------------------------|---------------|----------------|--------------|-------------------------|---------|-----------|--------------|-------------------------|-----------|------------------------------|--------------|---------------------|-----------|-----------|--------------|---------------------|-----------|--------------|--------------|---------------------|--------------|--------------|--------------|--------------|--------------|-----------|--|--|--|--|
| PLH21/272 | ANNOUNCEMENTS AND DECLARATIONS OF INTEREST Cllr Poston declared a pecuniary interest in planning application 21/01509/HHA. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLH21/273 | PUBLIC PARTICIPATION no members of the public were present. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLH21/274 | MINUTES OF THE PREVIOUS MEETING (02/09/21) were agreed as a correct record. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLH21/275 | MATTERS ARISING FOR REPORT (but not for resolution) there were none. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLH21/276 | PARKING <ul style="list-style-type: none"> Grasscrete parking in New Road. Parking on corner of New Road/B1002. <p>The above items were discussed and it was agreed to raise these at the next Borough Councillors Forum.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLH21/277 | HIGHWAYS <ul style="list-style-type: none"> Speeding 20 mph signs – nothing further to report. To discuss action to reduce speeding in Ingatestone/Fryerning. Possible measures were discussed but no decision was made. Local Highways Panel (LHP) e-mail sent 03/09/21 to Parish Council's representative with items previously agreed for discussion at the LHP meeting to be held on 23/09/21. Other Items for inclusion on the next Agenda. The state of the pavements and patched road repairs in Fryerning Lane following the gas works in Fryerning Lane was raised. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLH21/278 | PLANNING APPLICATION DECISIONS <table border="1"> <thead> <tr> <th>Reference</th> <th>Address</th> <th>BBC Recommend</th> <th>Parish Council</th> </tr> </thead> <tbody> <tr> <td>21/00241/FUL</td> <td>Murcocks Farm Back Lane</td> <td>REFUSED</td> <td>OBJECTION</td> </tr> <tr> <td>21/01099/HHA</td> <td>Barnmead Blackmore Road</td> <td>PERMITTED</td> <td>NO OBJECTION (Revised plans)</td> </tr> <tr> <td>21/01183/FUL</td> <td>Kingsacre Back Lane</td> <td>PERMITTED</td> <td>OBJECTION</td> </tr> <tr> <td>21/01293/TPO</td> <td>Bramleys Roman Road</td> <td>PERMITTED</td> <td>NO OBJECTION</td> </tr> <tr> <td>21/01292/CAT</td> <td>Bramleys Roman Road</td> <td>NO OBJECTION</td> <td>NO OBJECTION</td> </tr> <tr> <td>21/01296/CAT</td> <td>64 Tor Bryan</td> <td>NO OBJECTION</td> <td>OBJECTION</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | Reference | Address | BBC Recommend | Parish Council | 21/00241/FUL | Murcocks Farm Back Lane | REFUSED | OBJECTION | 21/01099/HHA | Barnmead Blackmore Road | PERMITTED | NO OBJECTION (Revised plans) | 21/01183/FUL | Kingsacre Back Lane | PERMITTED | OBJECTION | 21/01293/TPO | Bramleys Roman Road | PERMITTED | NO OBJECTION | 21/01292/CAT | Bramleys Roman Road | NO OBJECTION | NO OBJECTION | 21/01296/CAT | 64 Tor Bryan | NO OBJECTION | OBJECTION | | | | |
| Reference | Address | BBC Recommend | Parish Council | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21/00241/FUL | Murcocks Farm Back Lane | REFUSED | OBJECTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21/01099/HHA | Barnmead Blackmore Road | PERMITTED | NO OBJECTION (Revised plans) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21/01183/FUL | Kingsacre Back Lane | PERMITTED | OBJECTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21/01293/TPO | Bramleys Roman Road | PERMITTED | NO OBJECTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21/01292/CAT | Bramleys Roman Road | NO OBJECTION | NO OBJECTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21/01296/CAT | 64 Tor Bryan | NO OBJECTION | OBJECTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

PLH21/279

PLANS

The following planning application is situated in Mountnessing Parish: 21/01489/REM – Former Ingatestone Garden Centre - Reserved matters submission for details of appearance, layout and scale for 91 units following outline planning permission (17/01815/OUT to demolish and redevelop the site to provide up to 110 residential units with associated open space and access from Roman Road. (The outline permission was not an EIA application). Although not a statutory consultee the Committee discussed the Application and agreed to return a response as attached as Appendix 1.

| Reference | Address | Notes | Parish Council |
|---|------------------------|---|---------------------|
| 21/01298/HHA | 28 Bakers Lane | Replacement of 2 front Georgian Sash timber windows. Like for like in timber. Replacement of current external rear wood frame window with UPVC window | NO OBJECTION |
| 21/01521/HHA | 50 Norton Road | Single storey rear extension, relocation of front door and replacement windows | OBJECTION* |
| <i>*The proposed rear extension by means of its mass, bulk and design has an overbearing impact on No. 49.</i> | | | |
| 21/01522/HHA | 50 Norton Road | Loft conversion to include rear dormer | NO OBJECTION |
| 21/01468/HHA | 4 Tor Bryan | First floor rear extension | NO OBJECTION |
| 21/01493/HHA | 10 Fairfield | Proposed two storey front extension with changes to fenestration | OBJECTION* |
| <i>*By means of its bulk and mass it is inappropriate development and not in keeping with the street scene.</i> | | | |
| 21/01563/HHA | Kettles Trueloves Lane | Single storey rear extension, first floor rear extension. 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. Raise the existing roof. Fenestration and roof alterations. | OBJECTION* |
| <i>*The proposed building works are in excess of 50% of the original cottages' floor plan and inappropriate development in the Green Belt. Subject to the Borough Council's Heritage Consultant and Green Belt regulations.</i> | | | |
| 21/01564/LBC | Kettles Trueloves Lane | Single storey rear extension, first floor rear extension. 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 | OBJECTION* |

| | | | | |
|--|---|-------------------------------|--|---------------------|
| | | | existing external walls to provide a new window to match the existing style and a new half-glazed stable door. Raise the existing roof. Fenestration and roof alterations. | |
| *The proposed building works are in excess of 50% of the original cottages' floor plan and inappropriate development in the Green Belt. Subject to the Borough Council's Heritage Consultant and Green Belt regulations. | | | | |
| Cllr Poston having declared a pecuniary interest in application 21/01509/HHA and left the room whilst the following application was discussed. Cllr Pittman took the chair. | | | | |
| | 21/01509/HHA | Heybridge Lodge Roman Road | Loft conversion to include dormers to rear and roof lights to both side elevations. Demolition of rear conservatory and construction of two storey rear extension. Construction of two storey front extension to incorporate new porch | NO OBJECTION |
| Cllr Poston resumed the chair. | | | | |
| PLH21/280 | CORRESPONDENCE <ul style="list-style-type: none"> A History of 'The Viper' is being compiled for publication in the Parish Council's Newsletter. Cllr Pittman had obtained further information on the age of the property. NOKA sign, Bell Mead - Planning Enforcement e-mail dated 10/02/21. Awaiting response from Borough Council. | | | |
| PLH21/281 | SECTION 106 and CIL Agreements <ul style="list-style-type: none"> There were no further additions. | | | |
| PLH21/282 | BBC STRATEGIC GROWTH OPTIONS <ul style="list-style-type: none"> Brentwood Local Plan - nothing to report. | | | |
| PLH21/283 | LOCAL LISTING Still awaiting an update. | | | |
| PLH21/284 | BELL MEAD <ul style="list-style-type: none"> Still awaiting the white lining of parking bays in the older section of Bell Mead Car Park and correct marking of disabled bay. | | | |
| PLH21/285 | NEIGHBOURHOOD PLAN No update was received. | | | |
| PLH21/286 | OTHER INFORMATION POINTS (not for resolution) 20/00054/ENFNOT – Oakwood Appeal – Appeal in progress. Lodged 10/08/2020. On Inspector's schedule for week commencing 28/09/21 20/00074/ENFNOT – The Bumbles Appeal – Appeal Dismissed - 05/07/21 21/00013/HHREF – 154 High Street (Retrospective) – Appeal DISMISSED – 19/07/21. 21/00014/HHREF – 51 Tor Bryan – Appeal Lodged 18/06/21. 21/00015/HHREF – 31 Docklands Avenue – Appeal DISMISSED 19/07/21. 20/00046/NONDET – Ingatestone Garden Centre – Appeal ALLOWED and planning permission granted for Outline application to provide up to 110 residential units (17/01815/OUT). 20/00038/HHREF – 16 Heybridge Road – Appeal Dismissed 13/11/2020. 20/00026/REF – Woodbarns Farm, Blackmore Road – Appeal A – Allowed – 03/08/21. 20/00025/REF – Woodbarns Farm, Blackmore Road – Appeal B – Allowed – 03/08/21. 19/01092/PN42 – 82 The Furlongs - Awaiting Planning Officer's report. RUD358600112 – 14 The Furlongs – possible planning breach | | | |
| PLH21/287 | NEXT MEETING DATE THURSDAY 30TH SEPTEMBER 2021 AT 9.30 AM AT Seymour Pavilion | | | |

APPENDIX 1

01489/REM21/ –Former Ingatestone Garden Centre

Ingatestone & Fryerning Parish Council OBJECTS to the application on the grounds that the application is inappropriate development in the Green Belt.

The Parish Council appreciates that the application is outside of the Ingatestone & Fryerning Parish boundary and is within the Parish of Mountnessing therefore we are not a statutory consultee in this case. Nevertheless, the application does have a significant impact on our Parish in terms of the facilities that clearly will be required by the residents who will live on this site. These facilities include:

Education/schools – Junior, Secondary and Nursery

Health & social care

Parking

Public transport access points

The development will be situated on Green Belt land which has been partly developed. The Planning Statement accompanying application 17/0815/OUT suggested that a combination of factors when put together represents very special circumstances to justify the damage to the Green Belt the development will cause.

One claim is that the demolition of the existing garden Centre site buildings will mean an improvement in the openness compared to that which is being proposed for this development. However, there is a large area of green open field making up part of this site which will now be covered by built development and on balance it could be said that overall openness will suffer as a result, particularly with the inclusion of several block of flats.

Concerns exist with respect to the isolated position of the site in relation to the nearby properties in Burnthouse Lane and Heybridge Road. The opportunity to integrate this development with existing houses should not be overlooked and given serious consideration. Good access from the Burnthouse Lane area in order to share the Children's play area needs to be provided.

We are concerned that the proposed development is only accessible by the slip road going to the A12 in a southern direction. Roundabouts would be needed at both Burnthouse Lane and the development site. A better idea might be that the slip road to the A12 going south should be relocated on to the unused land nearer to the bridge and the existing slip road closed off. This would be safer for everybody and allow for parking in the road. The B1002 passing through Ingatestone is a relief road for the A12 in the event of holdups and this makes access on to this development more dangerous. In the future, plans are being proposed to widen the A12 between the M25 and the Chelmsford By-pass and this could be incorporated with this improvement.

Originally the plans for this site in the Draft Local Development Plan suggested the construction of 60 houses this has now been extended to 91 properties. Clearly the site will appear more dense as a result of this but enables a more appropriate mix of houses/flats.

The Parish Council is concerned that the access to both buses and trains from the site will be difficult for people without transport.

With respect to the suitability of the current sewage arrangements the fact remains serious problems have arisen in the area of Heybridge Road regarding sewage capacity and contamination of residents' properties. Surface flooding could occur in this area if more additional buildings and hard standings are created.

The Parish Council is concerned at the impact of this development on the adjacent Recycling Centre and what effect future development may have on this extremely important facility.

A development of this size will require a series of 106 Agreements with the relevant authorities to address the impact of the additional facilities required in Ingatestone and on the site. Ingatestone & Fryerning Parish Council would expect part of the 106 Agreement to reflect the significant requirements of Ingatestone to accommodate the infrastructure impacts of this development.