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MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON THURSDAY 1ST OCTOBER 2020 AT 9.30 A.M.
VENUE: Via Zoom

PRESENT	Cllrs	P Poston	J Winter	R Pitman	C Russell	P Batchelor
	Co-opted Member	L Day				
ABSENT	Cllr	P Davey	D Sankey	C Baker		
	Co-opted Member	D Abrey				

PLH20/196	APOLOGIES were received for noting from Cllrs Davey, Sankey and Baker.																														
PLH20/197	ANNOUNCEMENTS AND DECLARATIONS OF INTEREST there were none.																														
PLH20/198	PUBLIC PARTICIPATION there were no members of the public present.																														
PLH20/199	MINUTES OF THE PREVIOUS MEETING (17/09/20) were agreed as a true record and not signed owing to the nature of the meeting.																														
PLH20/200	MATTERS ARISING FOR REPORT (but not for resolution) none.																														
PLH20/201	<p>PLANS</p> <table border="1"> <thead> <tr> <th>Reference</th> <th>Address</th> <th>Notes</th> <th>Parish Council</th> </tr> </thead> <tbody> <tr> <td>20/01296/FUL</td> <td>Braehurst East, Avenue Road, Ingatestone, CM4 9HB</td> <td>Demolish ground floor side extension of existing house and construct detached 4-bedroom 2 storey house</td> <td>OBJECTION*</td> </tr> <tr> <td colspan="4"> <p>Two letters objecting to the application and one in support were read out prior to the vote. <i>*The proposed house and subsequent plot is out of proportion with the current street scene and architecture of Avenue Road. Allowing this development would set a precedent that might change the street scene of this area of the village.</i></p> </td> </tr> <tr> <td>20/01098/HHA</td> <td>North Lodge, Little Hyde Lane, Ingatestone, CM4 0HL</td> <td>Main ridge of roof being moved to the side by 300mm and roofline increased by an average of 300mm (Retrospective application)</td> <td>NO OBJECTION</td> </tr> <tr> <td>20/01242/HHA</td> <td>8 Trueloves Grange, Ingatestone, CM4 0NQ</td> <td>Construction of a stone portico to front and single storey rear extension</td> <td>NO OBJECTION</td> </tr> <tr> <td>20/01119/FUL</td> <td>Rear of 56/58 High Street, Ingatestone, CM4 9DW</td> <td>Construct detached 2 storey building to create 2 x 1 bedroomed flats</td> <td>OBJECTION*</td> </tr> <tr> <td colspan="4"> <p><i>*The proposed development would provide a detrimental environment to the residents that might live there and a lack of amenity space. It is out of proportion with the surrounding commercial properties which overshadow the plot completely</i></p> </td> </tr> </tbody> </table>			Reference	Address	Notes	Parish Council	20/01296/FUL	Braehurst East, Avenue Road, Ingatestone, CM4 9HB	Demolish ground floor side extension of existing house and construct detached 4-bedroom 2 storey house	OBJECTION*	<p>Two letters objecting to the application and one in support were read out prior to the vote. <i>*The proposed house and subsequent plot is out of proportion with the current street scene and architecture of Avenue Road. Allowing this development would set a precedent that might change the street scene of this area of the village.</i></p>				20/01098/HHA	North Lodge, Little Hyde Lane, Ingatestone, CM4 0HL	Main ridge of roof being moved to the side by 300mm and roofline increased by an average of 300mm (Retrospective application)	NO OBJECTION	20/01242/HHA	8 Trueloves Grange, Ingatestone, CM4 0NQ	Construction of a stone portico to front and single storey rear extension	NO OBJECTION	20/01119/FUL	Rear of 56/58 High Street, Ingatestone, CM4 9DW	Construct detached 2 storey building to create 2 x 1 bedroomed flats	OBJECTION*	<p><i>*The proposed development would provide a detrimental environment to the residents that might live there and a lack of amenity space. It is out of proportion with the surrounding commercial properties which overshadow the plot completely</i></p>			
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	<i>seriously restricting sunlight from the whole site. The proposed development provides insufficient parking for the proposed residential units and the retail units (numbers 56/58 High Street) thereby reducing the retail units' value and future use. This development sets a dangerous precedent for the valuable parking areas serving the retail units in Ingatestone High Street and especially the High Street businesses in general.</i>			
	20/01324/HHA	40 The Paddocks Ingatestone, CM4 0BH	Conversion of existing garage into habitable living space, loft conversion to include roof lights, window to front and rear	NO OBJECTION
	20/01338/HHA	Longmeads High Street Ingatestone, CM4 0DY	Demolition of conservatory to construct part two storey/ part single storey side and rear extension to include rear balcony, front dormer and raised patio area.	NO OBJECTION
PLH20/202	HIGHWAYS nothing to report.			
PLH20/203	NEW CORRESPONDENCE NALC request for comments on new planning consultations (emailed to Cllrs 17/9/20) <ul style="list-style-type: none"> • Planning for the Future: the planning white paper (NALC deadline for responses of 15th October) – previously circulated • Transparency & Competition: a call for evidence and data on land control (NALC deadline for responses 16th October) – previously circulated Cllr Winter had prepared and circulated to members some possible comments in response to the NALC Questionnaire. It was agreed that these be forwarded to the NALC. Cllr Russell added that the proposed category of 'protected' status should include areas currently in our parish designated as Metropolitan Green Belt or agricultural land so as to continue to receive that protection in the future. Cllr Winter was thanked for her work on the Consultations. <ul style="list-style-type: none"> • e-mail received from MPC Communications wishing to join a Zoom meeting to present the new layout for a full application on the former Ingatestone Garden Centre. It was agreed to invite them to the meeting on 15th October 2020. 			
PLH20/204	OTHER CORRESPONDENCE There were no updates to report.			
PLH20/205	LOCAL LISTING nothing to report.			
PLH20/206	PARKING <ul style="list-style-type: none"> • Cllr Winter reported on the SEPP online meeting (24/09/20) which had unanimously agreed the Order (Amendment No.3). It was noted that Mr Day had spoken at the meeting objecting to the proposals. • An e-mail had been received notifying the Parish Council that the Order would be implemented but no date had been set for its implementation. 			
PLH20/207	BELL MEAD Awaiting date for white lines on older section of car park to be repainted and new disabled bay marked.			
PLH20/208	NEIGHBOURHOOD PLAN Cllr Winter reported that the Consultation was now half-way through. A leaflet drop to residents was to be carried out to raise awareness of the Plan.			
PLH20/209	OTHER INFORMATION POINTS (not for resolution) none			
PLH20/210	NEXT MEETING DATE THURSDAY 15TH OCTOBER 2020 at 9.30 a.m. via Zoom			