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PLANNING & HIGHWAYS COMMITTEE
MINUTES OF MEETING HELD ON THURSDAY 1ST JUNE 2023 AT 9.30 A.M. AT THE PARISH COUNCIL
OFFICES, SUITE 3, 4 THE LIMES, INGATESTONE

PRESENT	Cllrs	J Winter	D Sankey	P Batchelor
	Co-opted Member	L Day		
ABSENT	Cllrs	P Davey	C Russell	
ALSO PRESENT	R Spouge Assistant Clerk			

PLH23/157	ELECTION OF CHAIR Cllr Batchelor proposed Cllr Winter as Chair, seconded by Cllr Sankey and unanimously agreed. VICE-CHAIR Cllr Winter proposed Cllr Batchelor as Vice-Chair, seconded by Cllr Sankey and unanimously agreed.			
PLH23/158	APOLOGIES were received for noting from Cllrs Davey and Russell.			
PLH23/159	CO-OPTION OF NON-VOTING MEMBERS Unanimously agreed to co-opt Mr Day and Mr Poston. Both had expressed their willingness to be co-opted.			
PLH23/160	ANNOUNCEMENTS AND DECLARATIONS OF INTEREST none were made.			
PLH23/161	PUBLIC PARTICIPATION One member of the public was present and expressed his concerns regarding planning application 23/00487/HHA.			
PLH23/162	MINUTES OF THE PREVIOUS MEETING (04/05/23) were agreed as a correct record and signed by Cllr Batchelor who was present at the meeting.			
PLH23/163	MATTERS ARISING FOR REPORT Ingatestone Railway Station – Confirmation from BBC Heritage Officer - the listing ensures all buildings are either Grade II or curtilage listed.			
PLH23/164	PLANNING APPLICATION DECISIONS			
	Reference	Address	BBC Recommend	Parish Council
	23/00282/HHA	15 Park Drive	PERMITTED	NO OBJECTION
	23/00219/ADV	Spreadeagle Place	PERMITTED	NO OBJECTION
	23/00162/TPO	162 High Street	PERMITTED	NO OBJECTION
	23/00366/HHA	30 Docklands Avenue	PERMITTED	NO OBJECTION
	23/00235/HHA	Fairacres Stock Lane	PERMITTED	NO OBJECTION
	23/00336/LBC	Spilfeathers Back Lane	WITHDRAWN	
	23/00335/HHA	Spilfeathers Back Lane	PERMITTED	OBJECTION
	23/00339/TPO	6 Chestnut Court	PERMITTED	OBJECTION
PLH23/165	PLANS All decisions should be in line with the Ingatestone & Fryerning Parish Council adopted Neighbourhood Plan 2020 -2033			
	Reference	Address	Notes	Parish Council
	23/00311/FUL	Ivy Cottage Mill Green Road	Variation of condition 2 (approved plans) of application 21/01485/FUL (Demolition of existing house and outbuildings. Construction of dwelling with basement and detached garage.) to allow for	NO OBJECTION*

		<p>amendment of drawings to reflect design changes during development of working drawings including minor dimensional alterations to external above ground building envelope, alteration of roof form with minor increases and decreases in ridge height, omission of originally intended infill roof section to high level central gutter and increase in height of rear eaves of garage. Minor increase in size of below ground basement and addition of ground level flush roof light to rear basement games room. Alterations to internal floor plan including addition of high level attic mezzanine storage space to serve first floor bedroom 3. Minor alteration to setting out and detailing of external doors, window and oakwork. Minor changes to eaves and bargeboard detailing. Minor alterations to detailing and setting out of chimney stacks including increase in height of central stack</p>	
*Subject to Heritage approval, Conservation Area and Green Belt Rules.			
The following planning application was brought forward and discussed immediately after Planning Application Decisions			
23/00487/HHA	7 Fairfield	Demolish existing single storey rear element. Part single, part two storey rear extension to include 2x rooflights. Conversion of garage to habitable room. Additional rooflight to front, and alterations to fenestration	OBJECTION*
*1.The overbearing nature of the proposed rear extension and reduction in light will have an adverse effect on the neighbouring property no. 8 Fairfield due to its location. 2.Overlooking of the property at the rear no. 8 Stock Lane			
23/00520/HHA	16 Disney Close	Construction of first floor rear extension. Two storey front extension, to include front dormer. New front porch canopy. Alterations to fenestration	NO OBJECTION
23/00519/HHA	Fryerning Court Beggar Hill	Alterations to fenestration to include change of windows to rear of existing dwelling, alterations to existing garden room to allow for removal of glazing to side and replaced with wall and rendered to match existing dwelling, existing glazed roof to be changed to tiled roof	NO OBJECTION*

	<i>*Subject to Heritage and Green Belt Rules.</i>			
	23/00517/HHA	2A Rye Walk	Hip to gable roof conversion of garage to habitable accommodation, Construction of front bay window, alterations to front elevation and alterations to roof fenestration from hip to gable	NO OBJECTION
	23/00554/HHA	17 The Paddocks	Demolition of existing garage, construction of first floor side extension. Single storey front & rear extensions with alterations to fenestration	NO OBJECTION
	23/00555/FUL	The Stables Blackmore Road	Installation of 68 ground mounted solar panels	NO OBJECTION
PLH23/166	NATIONAL GRID East Anglia Green Energy Enablement (GREEN) – nothing to report.			
PLH23/167	CORRESPONDENCE – <ul style="list-style-type: none"> The Essex County Council (Footpath 25, Ingatestone & Fryerning) (Temporary Prohibition of Use) Order 2023 effective from 09/05/23 – <i>Notice of the closure to be put on the website.</i> Fryerning Lane road closure 29/05/23 for 7 days. Diversion in place – <i>noted.</i> Visual Audit – floodlighting mural on The Chequers. Cllr Winter informed that a quote had been requested. 			
PLH23/168	RELATIONSHIP WITH THE BOROUGH COUNCIL PLANNING DEPARTMENT Cllr Winter reported that the committee system was to be altered under the new council and that she would be attending the next Borough Council Planning meeting.			
PLH23/169	NEW DEVELOPMENTS – Cala Homes, Hallmark Care Home and Redrow Homes – no updates to report.			
PLH23/170	SECTION 106 and CIL Agreements - no further additions were made. Cllr Sankey reported that with the new council he expected more transparency on S.106 allocations. Notification received of the Examination of the Brentwood Community Infrastructure Levy (CIL) Charging Schedule with dates (circulated).			
PLH23/171	LOCAL LISTING - Additions to the Local List – none were made.			
PLH23/172	BELL MEAD - White lining of parking bays in older section of Bell Mead Car Park and correct marking of disabled bay - still awaiting a date for the work to be carried out.			
PLH23/173	PARKING - Cllr Sankey to look into the number of spaces provided in New Road.			
PLH23/174	HIGHWAYS <ul style="list-style-type: none"> Speeding nothing to report Roads, Verges and Footpaths No new defects reported. Condition of traffic islands in the Borough – reinstatement/repair work continuing. Local Highways Panel (BLHP) Items for inclusion on next agenda – none. Margaretting Bypass Reconstruction update Carriageway closures continue Restitution works to High Street - nothing to report 			
PLH23/175	OTHER INFORMATION POINTS (not for resolution) none.			
PLH23/176	The meeting closed at 11.16 am NEXT MEETING THURSDAY 15TH JUNE 2023 at 9.30 am at the Parish Council Office			