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PLANNING & HIGHWAYS COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 11TH JANUARY 2024 AT 9.30 A.M. AT THE PARISH COUNCIL OFFICES, SUITE 3, 4 THE LIMES, INGATESTONE

PRESENT	Cllrs	J Winter C Russell	P Davey J McGuinness	D Sankey G Tullett	P Batchelor D Greenwood (part)
	Co-opted Members	Mr L Day			
ABSENT	Cllrs	None			
	Co-opted Member	Mr P Poston			
ALSO PRESENT	R Spouge (Assistant Clerk)	Bor Cllr H Gorton			

PLH24/001	APOLOGIES there were no apologies.			
PLH24/002	ANNOUNCEMENTS AND DECLARATIONS OF INTEREST none were made.			
PLH24/003	PUBLIC PARTICIPATION there were 13 members of the public present. 12 for planning applications 23/01502/FUL, 23/01503/FUL, 23/01504/FUL and 23/01505/FUL and 1 enquiry relating to a parcel of land. Members of the public raised concerns with the proposal to erect 1 hay barn and 3 cow barns and yard on land off Beggar Hill opposite residential properties. Their objections included size, height, location, environmental issues including noise and smell, effect on the watercourse and bank. Letters and e-mails objecting to the plans had been received from residents. The Chairman thanked the residents for attending and their comments which were noted.			
PLH24/004	TO APPROVE THE MINUTES OF THE MEETING HELD ON 14/12/23 the Minutes of the Meeting were approved and signed by the Chair, Cllr Winter as a correct record.			
PLH24/005	MATTERS ARISING FOR REPORT none.			
PLH24/006	PLANNING APPLICATION DECISIONS			
	Reference	Address	BBC Recommend	Parish Council
	23/01211/HHA	3 Whadden Chase	PERMITTED	NO OBJECTION
	23/01308/FUL	Grange Court The Limes	PERMITTED	NO OBJECTION
	23/01292/HHA	4 Woodfield Cottages	PERMITTED	NO OBJECTION
	23/01089/OUT	Land R/O 28/30 Pine Drive	PERMITTED	NO OBJECTION
	23/01124/FUL	Furze Hall Blackmore Road	PERMITTED	OBJECTION
	23/01227/FUL	Handley Edge Mill Green Road	PERMITTED	OBJECTION
	23/01286/TPO	69 Tor Bryan	PERMITTED	NO OBJECTION
	23/01212/TPO	White Limes 52 Avenue Road	PERMITTED	NO OBJECTION
	23/01332/TPO	Spinney Cottage Hardings Lane	PERMITTED	NO OBJECTION
	23/01219/CAT	29 Tor Bryan	NO OBJECTION	NO OBJECTION
	23/01315/CAT	124 High Street	NO OBJECTION	NO OBJECTION
	23/01386/CAT	Ingatestone Fire Station High Street	NO OBJECTION	NO OBJECTION

PLH24/007	PLANS All decisions should be in line with the Ingatestone & Fryerning Parish Council adopted Neighbourhood Plan 2020 – 2033.			
	Reference	Address	Notes	Parish Council
	23/01502/FUL	Land at Beggar Hill Fryerning	Construction of a Hay Barn (No.1)	OBJECTION*
	<p>* Having taken due regard to the adopted Ingatestone & Fryerning Parish Council Neighbourhood Plan 2020-2033, Ingatestone & Fryerning Parish Council raise OBJECTION on the following grounds:</p> <ol style="list-style-type: none"> 1. The siting and size of the hay barn (proposed 3 cow barns under separate applications on the site) and yard will have an adverse effect on the openness of the Green Belt and completely change the visual aspect of the land. 2. Over intensive use of the land. 3. The size and location of the 30 feet high barn opposite and in close proximity to nearby residents will have an overbearing effect on their properties and amenities. 4. Nuisance and possible detriment to the health of nearby residents due to noise emanating from the hay barn. 5. Concerns about the effect of the structure on the potentially unstable high bank already suffering from erosion. 6. Access to the site by heavy vehicles would be difficult due to the width of the road. This is a quiet road used by residents, cyclists and pedestrians and not suitable for regular use by heavy vehicles. 			
	23/01503/FUL	Land at Beggar Hill Fryerning	Construction of a Cow Barn (No.1)	OBJECTION*
	<p>* Having taken due regard to the adopted Ingatestone & Fryerning Parish Council Neighbourhood Plan 2020-2033, Ingatestone & Fryerning Parish Council raise OBJECTION on the following grounds:</p> <ol style="list-style-type: none"> 1. The siting and size of the cow barn (one of 3 proposed plus a haybarn under separate applications) and yard will have an adverse effect on the openness of the Green Belt and completely change the visual aspect of the land. 2. Over intensive use of the land. 3. The size and location of the 30 feet high barn opposite and in close proximity to nearby residents will have an overbearing effect on their properties and amenities. 4. Nuisance and possible detriment to the health of nearby residents due to noise and smells emanating from the livestock in the barns. 5. Concerns about the effect of the structure on the potentially unstable high bank already suffering from erosion. 6. Access to the site by heavy vehicles would be difficult due to the width of the road. This is a quiet road used by residents, cyclists and pedestrians and not suitable for regular use by heavy vehicles. 			
	23/01504/FUL	Land at Beggar Hill Fryerning	Construction of a Cow Barn (No.2)	OBJECTION*
	<p>* Having taken due regard to the adopted Ingatestone & Fryerning Parish Council Neighbourhood Plan 2020-2033, Ingatestone & Fryerning Parish Council raise OBJECTION on the following grounds:</p> <ol style="list-style-type: none"> 1. The siting and size of the cow barn (one of 3 proposed plus a haybarn under separate applications) and yard will have an adverse effect on the openness of the Green Belt and completely change the visual aspect of the land. 2. Over intensive use of the land. 3. The size and location of the 30 feet high barn opposite and in close proximity to nearby residents will have an overbearing effect on their properties and amenities. 			

PLH24/008	4. Nuisance and possible detriment to the health of nearby residents due to noise and smells emanating from the livestock in the barns.			
	5. Concerns about the effect of the structure on the potentially unstable high bank already suffering from erosion.			
	6. Access to the site by heavy vehicles would be difficult due to the width of the road. This is a quiet road used by residents, cyclists and pedestrians and not suitable for regular use by heavy vehicles.			
	23/01505/FUL	Land at Beggar Hill Fryerning	Construction of a cow Barn (No.3)	OBJECTION*
	* Having taken due regard to the adopted Ingatestone & Fryerning Parish Council Neighbourhood Plan 2020-2033, Ingatestone & Fryerning Parish Council raise OBJECTION on the following grounds:			
	1. The siting and size of the cow barn (one of 3 proposed plus a haybarn under separate applications) and yard will have an adverse effect on the openness of the Green Belt and completely change the visual aspect of the land.			
	2. Over intensive use of the land.			
	3. The size and location of the 30 feet high barn opposite and in close proximity to nearby residents will have an overbearing effect on their properties and amenities.			
	4. Nuisance and possible detriment to the health of nearby residents due to noise and smells emanating from the livestock in the barns.			
	5. Concerns about the effect of the structure on the potentially unstable high bank already suffering from erosion.			
	6. Access to the site by heavy vehicles would be difficult due to the width of the road. This is a quiet road used by residents, cyclists and pedestrians and not suitable for regular use by heavy vehicles.			
	Cllr Greenwood arrived at 10.49 during the discussion on the following application:			
	23/01122/HHA	Rumplestiltskin Cottage Mill Green Road	Alterations to the existing roof to include raising the ridge height. Removal of x2 pitched roof slopes to rear, and replace with single rear slope. Removal of existing Chimney stack	NO OBJECTION*
	*Subject to Green Belt Regulations			
	23/01555/HHA	Hope Cottage Beggar Hill	Demolition of existing garage and construction of a new replacement garage	NO OBJECTION*
	*Subject to Green Belt Regulations			
	23/01143/ADV (Revised Plans)	46-54 High Street	Set of 4 externally illuminated fascia signs and 16 off window vinyls	NO OBJECTION*
*To revised plans				
23/01565/CAT	26 Tor Bryan	Removal of a large Eucalyptus tree, the Eucalyptus tree roots are causing movement to my garage and garden boundary wall	NO OBJECTION*	
*Subject to the agreement of the Borough Council's Arboriculturist				

PLH24/008	NATIONAL GRID Norwich to Tilbury (formerly East Anglia Green Energy Enablement (GREEN)) – Post Consultation Update bulletin – December 2023 – deferred.
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PLH24/009	CORRESPONDENCE – the following correspondence was deferred to the next meeting: <ul style="list-style-type: none"> • Ingleton House Regeneration Scheme – any updates • Appeal Decision – 14 Fryerning Lane, Ingatestone, CM4 0DD -Appeal Ref: APP/H1515/D/23/3318130. Appeal allowed. • Brentwood Local Plan Review – Call for Sites and Strategic Land Availability Assessment (SLAA) Draft Methodology Consultation. Closing date for submissions Monday 4th March 2024. • Street Vote Development Orders Consultation closing date 02/02/2024 	
PLH24/010	BUDGET 2024-25 - To discuss items to be included in next year's budget. Deferred	
PLH24/011	RELATIONSHIP WITH THE BOROUGH COUNCIL PLANNING DEPARTMENT - any updates – deferred to next meeting.	
PLH24/012	NEW DEVELOPMENTS – Cala Homes, Hallmark Care Home and Redrow Homes – any updates – deferred to next meeting.	
PLH24/013	SECTION 106 and CIL Agreements <ul style="list-style-type: none"> • No further additions. Cllr Davey reported that the Parish Council are set to receive £37,825 S.106 monies from the Borough Council. The allocation of this sum to be confirmed at tonight's Full Council meeting. • CIL contributions – update – deferred. 	
PLH24/014	LOCAL LISTING - Additions to the Local List – deferred to next meeting.	
PLH24/015	PARKING - no items tabled.	
PLH24/016	HIGHWAYS <ul style="list-style-type: none"> • Speeding – Reactor speed signs were being investigated. • Roads, Verges and Footpaths • To report any defects. • Local Highways Panel (BLHP) • Items for inclusion on next agenda: Bor Cllr Gorton reported that he had put forward for inclusion on the Agenda the proposal for a 30 mph speed limit on Mill Green Road. He also reported that he had discussed with the Highways Liaison Officer extending the 40 mph speed limit up to the entrance to the Amenity site on the B1002 Roman Road and asked for the support of the Parish Council. It was noted that this stretch of road was in Mountnessing Parish but that the Committee gave its full support to the proposal. • Update on projects submitted – deferred to next meeting • Margaretting Bypass Reconstruction update – the following items were deferred to the next meeting: <ul style="list-style-type: none"> • Carriageway closures/contraflow • National Highways e-bulletin dated 14/12/23 – proposed date for reopening the A12 Junction 15 slip road week commencing 08/01/24 (circulated). 	
PLH24/017	OTHER INFORMATION POINTS (not for resolution) Cllr Sankey reported that he had referred planning application 23/01180/FUL – 24 Pine Drive.	
PLH24/018	The meeting closed at 11.12 am NEXT MEETING THURSDAY 25th JANUARY 2024 at 9.30 am at the Parish Council Office	