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PLANNING & HIGHWAYS COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 13TH AUGUST 2026 AT 9.30 A.M. AT THE PARISH COUNCIL OFFICES, SUITE 3, 4 THE LIMES, INGATESTONE

PRESENT	Cllrs	P Batchelor J McGuinness	J Winter G Tullett	P Davey
ABSENT	Cllr C-opted Cllr	D Sankey Mr L Day	C Russell	
ALSO PRESENT	R Spouge (Assistant Clerk)	Bor Cllr H Gorton		

PLH26/198	APOLOGIES were received from Cllr Sankey																										
PLH26/199	ANNOUNCEMENTS AND DECLARATIONS OF INTEREST there were none																										
PLH26/200	PUBLIC PARTICIPATION there were no members of the public present																										
PLH26/201	THE MINUTES OF THE MEETING HELD ON 30TH JULY 2026 were agreed as a correct record subject to Item PL26/194 - Roads Verges and Footpaths being amended to "He reported that Cllr Sankey had made a formal complaint about overgrown vegetation near the Anglo European School before the junction with Willow Green"																										
PLH26/202	MATTERS ARISING FOR REPORT there were none																										
PLH26/203	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>26/00404/HHA</td><td>2 Chapel Croft</td><td>REFUSED</td><td>NO OBJECTION</td></tr> <tr> <td>26/00578/FUL</td><td>Anglo European School</td><td>PERMITTED</td><td>NO OBJECTION</td></tr> <tr> <td>26/00620/HHA</td><td>39 Tor Bryan</td><td>PERMITTED</td><td>NO OBJECTION</td></tr> <tr> <td>26/00697/AGR</td><td>Fryerning Fisheries Dog Kennel Lane</td><td>REFUSED</td><td>NO OBJECTION</td></tr> <tr> <td>26/00689/CAT</td><td>Bramleys Roman Road</td><td>NO OBJECTION</td><td>NO OBJECTION</td></tr> </tbody> </table>			Reference	Address	BBC Recommend	Parish Council	26/00404/HHA	2 Chapel Croft	REFUSED	NO OBJECTION	26/00578/FUL	Anglo European School	PERMITTED	NO OBJECTION	26/00620/HHA	39 Tor Bryan	PERMITTED	NO OBJECTION	26/00697/AGR	Fryerning Fisheries Dog Kennel Lane	REFUSED	NO OBJECTION	26/00689/CAT	Bramleys Roman Road	NO OBJECTION	NO OBJECTION
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PLH26/204	PLANS All decisions should be in line with the Ingatestone & Fryerning Parish Council adopted Neighbourhood Plan 2020 - 2033 <table border="1"> <thead> <tr> <th>Reference</th><th>Address</th><th>Notes</th><th>Parish Council</th></tr> </thead> <tbody> <tr> <td>26/00752/FUL</td><td>Ingatestone County Infant School Fryerning Lane</td><td>Installation of new perimeter fencing and associated gates to enhance security</td><td>NO OBJECTION</td></tr> <tr> <td>26/00802/HHA</td><td>Wagtails 70 Fryerning Lane</td><td>Proposed new Car Port</td><td>NO OBJECTION</td></tr> <tr> <td colspan="4"><i>*Subject to Green Belt Rules and the roof not overhanging the neighbouring property</i></td></tr> <tr> <td>26/00844/CAT</td><td>53 Tor Bryan</td><td>T1-2 Lime – Crown reduction up to 2m and crown lift over building T3 Cherry – Crown reduction up to 2m</td><td>NO OBJECTION*</td></tr> <tr> <td colspan="4"><i>*Subject to the approval of the Borough Council's Arboriculturist</i></td></tr> </tbody> </table>			Reference	Address	Notes	Parish Council	26/00752/FUL	Ingatestone County Infant School Fryerning Lane	Installation of new perimeter fencing and associated gates to enhance security	NO OBJECTION	26/00802/HHA	Wagtails 70 Fryerning Lane	Proposed new Car Port	NO OBJECTION	<i>*Subject to Green Belt Rules and the roof not overhanging the neighbouring property</i>				26/00844/CAT	53 Tor Bryan	T1-2 Lime – Crown reduction up to 2m and crown lift over building T3 Cherry – Crown reduction up to 2m	NO OBJECTION*	<i>*Subject to the approval of the Borough Council's Arboriculturist</i>			
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PLH26/205	CORRESPONDENCE																										

	- The Essex County Council (Footpath 47(Little Hyde Lane) Ingatestone & Fryerning) (Temporary Prohibition of Use) Order 2026 from the top of the ramp north side of the underpass from the A12 Northwest for approximately 30 metres commencing on 17/08/26 to 31/08/26 – <i>noted</i>. - National Grid – Norwich to Tilbury – Community Fund questionnaire. Link to questionnaire to be put in Newsletter. - Changes to the Planning System with effect from 31st October 2026. – Bor Cllr Gorton explained what the changes would mean. The Local Planning Authority (LPA) would be severely restricted in what they can do. Decisions on developments of 9 houses or less would be made by planning officers. Borough Councillors would not be involved in the decision. 10 - 150 houses could go to the Borough's Planning Committee subject to the agreement of the Chief Planning Officer and Chair of the Planning Committee if considered controversial or contentious. Over 150 houses the LPA would have to confer with the Planning Inspectorate. Parish Councils would remain as Statutory Consultees.
PLH26/206	NEW DEVELOPMENTS – Cala Homes, Hallmark Care Home, Redrow Homes, Ingleton House, Land to South East of High Street and North of Docklands Avenue, Land to Rear of 1-6 Woodland Cottages, High Street. Nothing to report. It was agreed to remove Redrow Homes from the Agenda.
PLH26/207	ANGLO EUROPEAN SCHOOL – REBUILD Portakabins – The developer had notified residents by letter about no parking in the road in The Furlongs and Pemberton Avenue between 8.00 am and 5.00 pm Monday to Friday to enable the Portakabins to be delivered to the Anglo European School.
PLH26/208	SECTION 106 and CIL Agreements - There were no further additions. - CIL contributions – no new contributions had been received.
PLH26/209	LOCAL LISTING – there were no new additions or updates.
PLH26/210	HIGHWAYS Speeding – - Update on Vehicle Activated Signs – The Clerk had circulated a quotation for Combined Inspection and Testing from Electrical Testing Ltd of the sign at Tor Bryan amounting to £1,250.00. The Committee unanimously agreed to recommend the quote to Full Council for acceptance. - To review data from 20 mph activated signs. Cllr McGuinness had circulated a breakdown of the figures presented at the last meeting. The Chair thanked her for this work. Roads, Verges and Footpaths - To report any defects. - Cllr McGuinness reported brambles overgrowing Footpath 38. - Bor Cllr Gorton reported that the displaced kerbstones outside 11 and 13 Docklands Avenue were not considered to be urgent and would continue to be monitored despite being reported in 2018. Bus Shelter adjacent to The Bell PH - no update on the new shelter. - Cllr Winter reported that the Market Place bus shelter was to be repainted at a cost of £1100.00 part funded by BID and the lampposts repainted black.
PLH26/211	TO REVIEW ANY LICENSING APPLICATIONS/LICENSING MATTERS There were none
PLH26/212	OTHER INFORMATION POINTS (not for resolution) Cllr Winter reported on the piece of vacant land that could be used for parking by residents especially while the Anglo European School rebuild was ongoing. Bor Cllr Gorton offered to take this up with the Borough Council to see if they would clear the land.
PLH26/213	The meeting closed at 10.50 am NEXT MEETING THURSDAY 27TH AUGUST 2026 at 9.30 am at the Parish Council Office.