

## GREAT WALTHAM PARISH COUNCIL

### Report of the Planning Committee meeting held on Monday 11<sup>th</sup> July 2011 at The Old Fire Station, Great Waltham

#### 1. Record of Members present

Chairman: Mr M Blaber

Councillors: Mrs M Farrant, Mrs J Patch Messrs Braisby, Leyde, Steel, McDevitt, Micklem, Huggins and Jackson.

**Also Present:** Gordon Neilson, George Hassan, Syd Bullock, B Giddings, D Robbie, Paul Carter, J Frost, William Frost, Paul Ring, Marie Carter, J Miles, Lloyd Stevens, Byron Griffin.

#### 2. Apologies for Absence

Were received from Mr Bell.

#### 3. Declarations of interests (existence and nature) with regard to items on the agenda.

Mrs Farrant declared an interest in item 6(c). Mr Micklem declared an interest in item 6(d)

#### 4. Public Participation session with respect to items on the agenda.

Members of the public present spoke about two applications.

**11/00927/FUL Redes, Main Road, Ford End (Item 6c)** – An explanation was given by Mrs Farrant indicating the nature of the application. There followed comments and objections by members of the public present. There was also some support expressed for the application.

**11/01011/FUL, Walnut Tree Farm Barn, Fanners Green (Item 6d)** – Mr Byron Griffin (the applicant) gave a background to the application submitted.

#### 5. Report of Planning Applications determined by the LPA's since the last meeting.

There was no report given.

#### 6. To consider and comment upon the following planning applications.

##### (a) 11/00830/LBC The Mill House, Main Road, Howe Street for Replacement windows.

**Comments:** The Parish Council supports this application.

##### (b) 11/00968/CLEUD Land Adjacent Butlers, Little Green for construction of playhouse more than four years ago on land adjacent to residential curtilage & used for residential amenity purposes

**Comments:** The Parish Council has no comments on this application.

##### (c) 11/00927/FUL Redes, Main Road, Ford End for Retrospective application for the change of use of the land for the stationing of motor cars.

Mrs Farrant declared an interest and left the meeting whilst consideration of the application took place.

The clerk reported that two letters and three emails of objection had been received. Copies of the letters and emails had been circulated to members of the Council. The Clerk then went on to summarise the nature of the objections received. Following discussion it was agreed to make the following comments.

##### **Comments:**

The Parish Council objects to the application as follows:

1. The sites lies outside the Ford End village Defined Settlement Boundary in a rural area and is unsuitable for car parking. Policy DC2 should be applied to the site. DC2 states Planning permission will be refused for development within the areas shown as the Rural Area outside the Metropolitan Green Belt.
2. Objections regarding the effect that the application may have on neighbouring properties, from noise, and additional traffic movements in the vicinity of a bus stop and a fatal accident site. This would be contrary to Policy DC4 – Protecting existing amenity. Policy DC4 states 'all development proposals should safeguard the amenities of the occupiers of any nearby properties by ensuring that development would not result in excessive noise, activity or vehicle movements, overlooking or visual intrusion and the built form would not adversely prejudice outlook, privacy or light enjoyed by the occupiers of nearby properties'.
3. Concern is expressed that there could possibly be contamination of nearby water courses by fluid leakages from parked vehicles.
4. There appears to be some question as to whether the whole of the area hatched red on the location and block plans is in the ownership of the applicant.
5. It would appear that part of the land hatched red on the location and block plan has trees/shrubs on it. The application states that there are no trees on the development site. It is possible that the proposal could be in contravention of Policy DC14.

6. The proposed application for change of use for the parking of up to 30 cars within the curtilage of a Grade II listed building is felt to detract from the general aspect of that listed building in contravention to Policy DC18.

7. The proposed development will not generate any additional employment in the village.

**(d) 11/01011/FUL, Walnut Tree Farm Barn, Fanners Green, Great Waltham to replace existing post and rail fence and gate at front of property with a wall and new gate.**

Mr Micklem declared an interest

**Comments:** The Parish Council supports this application.