

## GREAT WALTHAM PARISH COUNCIL

### Report of the Planning Committee meeting held on Monday 1<sup>st</sup> August 2011 at The Old Fire Station, Great Waltham

#### 1. Record of Members present

Chairman: Mr M Blaber

Councillors: Mrs M Farrant, Messrs Braisby, Bell, Steel, McDevitt, Micklem, and Jackson.

**Also Present:** Byron Griffin, Peter Lee and Caroline Lee.

#### 2. Apologies for Absence

Were received from Mrs Patch, Mr Huggins and Mr Leyde.

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

Mr Micklem declared an interest in item 6(b) and 9.

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

Members of the public present spoke about application.

**11/01011/FUL, Walnut Tree Farm Barn, Fanners Green (Item 9)** – Mr Peter Lee spoke of his family history with the village and how strongly he objected to the application. He indicated that the Boundary Wall plan accompanying the application was misleading as it depicted a gentle bend around the property rather than the road junction. Mr Lee felt that when the present boundary fence (post and rail) was erected there was visibility of the sightlines at the junction through the fence. When the hessian sacking had been put in place the sightlines had been compromised and then created a danger to traffic using the junction. Mr Lee felt that the proposed brick wall would obscure the sightlines on this junction where there is a great deal of traffic travelling fast. Mr Lee also objected to the brick wall as he felt it was totally inappropriate to the rural scene and in direct contradiction with the Great Waltham Village Design Statement.

Mr Lee indicated that he made both ECC and CBC aware of his objections. Borough Councillor Delmas Ashford has requested that the application be discussed by the CBC Planning Committee, and ECC Highways were investigating the sightlines at the junction.

Mr Byron Griffin (the applicant) explained that the proposed wall followed the existing fenceline. The wall was stated to be additional protection for his children. He indicated that no planning permission was required to build a wall of up to 1metre in height. The proposed wall was 1.2metres in height, hence the application.

Questions were raised on the line of the fencing and the removal/cutting back of hedges. All questions raised on the application and were answered by the applicant.

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

A report was given of applications determined since the last meeting.

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

**(a) 11/01000/LBC The Cottage, Black Chapel, North End for replacement of later addition windows with new single glazed diamond leaded steel casement windows set in timber sub frames.**

**Comments:** The Parish Council has no objections to this application.

**(b) 11/01063/FUL Oak Lodge, Main Road, Howe Street for replacement pitched roof to single storey flat roof and rear conservatory.**

Mr Micklem declared an interest.

**Comments:** The Parish Council has no objections to this application.

**(c) 11/01119/FUL Littley Park, Littley Park Lane, Hartford End for single storey rear garden room and porch. Alterations to fenestration including rendering over glazed blind-window and minor alterations including new glazed door to existing front porch.**

**Comments:** The Parish Council has no objections to this application.

**(d) 11/01120/LBC Littley Park, Littley Park Lane, Hartford End for single storey rear garden room and porch. Alterations to fenestration including rendering over glazed blind-window and minor alterations including new glazed door to existing front porch.**

**Comments:** The Parish Council has no objections to this application.

**(e) 11/01136/CAC Land Adjacent 4 Lake View Cottages, Chelmsford Road, Great Waltham for Demolition of garage/workshop.**

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

**(f) 11/01072/FUL Chalk Farm, Little Green Road, Howe Street for demolition of an existing 5m x 4m outbuilding and construction of a 5.5m x 9m carport in its place. Installation of 2 casement windows with shutters into the barn.**

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

**(g) 11/01073/LBC Chalk Farm, Little Green Road, Howe Street for demolition of an existing 5m x 4m outbuilding and construction of a 5.5m x 9m carport in its place. Installation of 2 casement windows with shutters into the barn.**

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

**(h) 11/00736/FUL Gravelleys Farm, Little Green for replacement outbuilding.**

A copy of a letter of objection received upon the application which had been sent to CBC by Mr and Mrs I Bond was read.

It was agreed that the following comments be made:

**Comments:**

(i) The Parish Council asks that a condition be made that the development should only be used as ancillary to the main dwelling.

(ii) The Parish Council asks for a condition to be imposed to restrict the use of the development – and so as not to allow the development to become a habitable dwelling.

(iii) The application states that there will be no new or altered vehicle access to or from the public highway. The drawing shows 'existing access restored' directly from the development site onto a public right of way. The Parish Council feels that access to the development should only be directly to the metalled highway via land in the ownership of the owner of the main residence.

#### **7. Parish Plan – Actions - Quarterly Monitoring Review.**

This item was deferred to the next Planning Committee meeting.

#### **8. To consider whether the Parish Council should automatically inform the authors of any letters of received regarding planning applications of the procedure following the Parish Council's consideration of the application.**

It was agreed that the clerk should acknowledge any representations received regarding planning applications and send a letter to the representor indicating the procedure which occurred with planning applications.

The Chairman of the Planning Committee would agree the wording of the letter with the Clerk.

#### **9. Correspondence relating to planning application 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.

The Chairman asked members whether they wished to change or add to the comments made on the application on 11<sup>th</sup> July 2011 since hearing the objections made by Mr Lee and the explanations given by Mr Griffen at the Public Open Session. The Committee discussed the objections made and the explanations given.

It was felt that although the Boundary Wall Plan did not indicate the road junction the accompanying Land Registry Plan clearly did.

It was also felt that the Great Waltham Village Design Statement did not indicate that brick walls were not permitted within the Parish.

It was felt that the sightlines at the junction were not good but it was felt that the view to the left when exiting Margaret Woods Road into Breeds Road was worse than the sightlines to the right.

It was agreed to make an additional comment as follows:

**Comments:** In addition to the Parish Council's support of the planning application the Parish Council would not wish any part of the proposed wall to be any further forward towards the road than the present fence and that Essex County Council, as the Highways Authority, should be requested to look closely at the effect that the application may have on this junction.