

Report of the Planning Committee meeting held on Monday 1st June 2009 at Great Waltham Village Hall

1. Record of Members present

Chairman: Mr Blaber

Councillors: Messrs Jackson, Greenwood, Bell, Steel and Huggins.

2. Apologies for Absence

Were received from Mr Braisby, Mrs Harper, Mrs Slater and Mr Micklem.

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

There were no declaration's of interest.

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

There was no public participation.

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

The clerk reported that one planning application 09/00423/FUL Walnut Tree, Broads Green for a new external smoking shelter had been approved.

Mr Greenwood expressed his dismay that the application had been approved and that the decision made by CBC should be deplored. He felt that little consideration had been given to the comments made by the Parish Council. He was also totally dismayed at the planning application being allowed when there were so many objections to the application.

Following lengthy discussion of the issues it was agreed:

1. To write to CBC deploring the fact that approval had been given to the application and calling for a written explanation of the reasons why the Parish Council's comments were disregarded.
2. To write a separate letter to CBC inviting a representative of the Planning Department to come to a Parish Council meeting to explain why the Parish Council comments were disregarded.
3. The Committee approved the Chairman and Clerk together with the landlord of the public house meeting with Greene King to explain the reasons why the smoking shelter was not required and request that it should not be built.

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

(a) 09/00584/FUL Park Farm, Chatham Hall Lane, Great Waltham for a two storey front extension

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

(b) 09/00663/FUL - The Albany, Main Road, Howe Street for a two storey side extension with external staircase.

The clerk read two copy letters of objection to the proposals which had been sent to Chelmsford Borough Council. The Committee considered the application and commented as follows:

Comments:

1. The Parish Council feels that this is an overdevelopment of the plot taking it up to the boundary causing the extension to be overbearing upon the neighbouring properties.
2. The Parish Council objects to the exterior staircase and balcony being built as this will create a loss of privacy by overlooking the neighbouring properties.
3. The Parish Council expresses concern regarding the siting of the gas tank and boiler should the proposed development be allowed to proceed.

(c) 09/00669/FUL Ragwood, Hatchfields, Great Waltham for single storey front extension.

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

(d) 09/00457/FUL Land between Springfields and Kibubba, Mill Road, North End for new detached dwelling (Amended plans)

Following comparison of the amended plans to the original plans it was agreed to withdraw the following wording from the comments made on 27th April 2009 'The plans are misleading in this effect having been labelled incorrectly'

7. To consider the preliminary drawings for the Parish Focal Point/Great Waltham Village Hall refurbishment project and to make comment upon them for submission to a meeting of all village hall users on 8th June 2009 (Mr Micklem and the clerk will attend the 8th June meeting).

Following consideration of the plans the committee requested that the following comments be taken forward:

1. That the construction of public conveniences be removed from the proposals.
2. That the Committee/Meeting Room be on the ground floor and the boiler room be relocated.
3. That the courtyard be used to aid construction of a Committee/meeting room with access from the rear stairs to the first floor.
4. That the Committee Room be adjacent to the office and rear entrance foyer (Focal Point)
5. That the Committee room, office and foyer be securely separated from the pre-school area (to allow activities to continue in each area without impinging upon each other).
6. The proposal to reduce the size of the kitchen is acceptable to the Parish Council.
7. The Committee feels that there should be a larger storage area utilising the south eastern corner and the southern side of the hall up to the boundary with sliding door access to the hall.
8. The Committee queries why there is a need for separate toilet areas at the front and rear of the hall.