

GREAT WALTHAM PARISH COUNCIL

Report of the Planning Committee meeting held on Monday 27th April 2009 at Great Waltham Village Hall

1. Record of Members present

Chairman: Mr Micklem

Councillors: Mrs Slater, Mrs Dickinson, Messrs Jackson, Greenwood and Huggins.

2. Apologies for Absence

Were received from Mr Braisby, Mr Blaber and following the meeting an email was read giving apologies from Mr Bell.

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

There was 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.

A report was given.

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

09/00436/CLEUD Firland, Woods Road, Ford End for change from agricultural use to residential curtilage.

Comments: Whilst the Parish Council appreciates that the application is a change from agricultural use to residential use it asks the planning authority to note:

1. That the plans are completely and totally misleading. It shows buildings which were demolished some years ago and replaced by the current White Barns estate. It also shows a garage block which was demolished at the same time that the adjacent land was redeveloped.
2. The plan does not show a stable block which was originally built on the site and remains but has been modified more recently.
3. The plan does not show an access to the area from the White Barns estate for which the Parish Council cannot recall any permission being granted for this new access.
4. The area of land does not fall within the curtilage of the applicants dwelling and is only connected by a narrow corridor.
5. The area is outside the village development envelope.
6. If approved a condition should be made that the change of use is solely for the existing owners use and only associated with the existing dwelling.

09/00457/FUL Land between Springfields and Kibubba, Mill Road, North End for new detached dwelling.

Comments: The Parish Council strongly objects to this application

1. The development is proposed to be built on the only existing approved access to a field at the rear of the proposed development site.
The Parish Council is concerned regarding how access to the field to the rear will be gained if the development is permitted.
2. The proposals will have a huge effect on neighbouring properties. The plan indicates the living accommodation to be on the ground floor whereas it is understood that this will be on the first floor with the sleeping accommodation on the ground floor. The plans are misleading in this effect having been labelled incorrectly. The upstairs living accommodation windows will overlook neighbouring properties and be an infringement upon the neighbours privacy.
3. The proposed development represents an overdevelopment of the site – the Parish Council does not agree that this looks like 'a small gap in an otherwise built up frontage' as stated on Page 2 of the Design and Access statement – heading DC12. The Parish Council believes that it looks like cramming a building into a space and would detract from the wide open, attractive aspect of the street scene in this part of the hamlet.
4. The Parish Council expresses concern over the nature of the land at North End relating to the water table and the possible effect on neighbouring properties by the lowering of the

proposed development into the ground to maintain the roof line to match the neighbouring property.

5. The proposal does not comply with the 'spirit' of the North End Village Design Statement.

6. The Parish Council also ask the Planning Authority to note:

(a) North End is not a defined settlement.

(b) That the plan submitted with the application is out of date.

(c) 09/00491/FUL Mossrose, Main Road, Ford End for retention of rear conservatory.

Comments: The Parish Council deplores this retrospective planning application.