

Report of the Planning Committee meeting held on Monday 4th October 2010 at Great Waltham Village Hall

1. Record of Members present

Chairman: Mr Blaber

Councillors: Mrs Harper, Messrs Micklem, Bell, Huggins and Braisby.

2. Apologies for Absence

Were received from Mrs Slater, Mrs Dickinson, Mrs Patch, Mr Steel and Mr Jackson.

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

Mr Blaber declared an interest in item 6(b)

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

There were no members of the public present

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

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

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

(a) 10/01457/FUL 9 and 10 Walnut Tree Cottages, Broads Green for construction of 2 no. 4 bedroom detached dwellings and 1 no. detached and 1 no. attached garages.

Comments:

(i) Notwithstanding the comments made within the Great Waltham Village Design Statement the Parish Council supports the redevelopment of the Airey Houses and has no objection to the development proposed.

(ii) It is noted that the design shows that the proposal remains a five bedroom property whereas the application mentions four bedroom detached replacement dwellings.

(iii) It should be noted that the Parish Council are working with Essex County Council to provide a cycleway which will in part utilise the existing public right of way which passes to the east of No 9 Walnut Tree Cottages and over which the applicant seeks to obtain a vehicular right of way to provide garage space to the rear of Site 2.

(b) 10/00903/FUL Thatchers, The Village, Great Waltham for alteration to rear garden fence to incorporate gates, creation of car park space in rear garden and replacement of oil tank by smaller tank in new location.

Mr Blaber declared an interest.

Comments:

(i) Whilst the Parish Council supports and encourages off street parking it strongly objects to this proposal which crosses a pedestrian pathway well used by young and old to pass between the 'model village estate' to Great Waltham Village Hall (Up, Up and Away Pre-School) and to the Village Primary School in South Street and to the village centre. The objections are made on safety grounds due to the lack of visibility due to a high hedge and the bend in the pedestrian path at the point where the vehicular crossing is proposed.

(ii) Should the proposal be allowed then a condition should be made within the permission that the applicant contributes towards the ongoing maintenance of the pedestrian pathway – the surface of which is maintained by the South House residents Society Limited, and which is possibly not constructed to withstand vehicle movements.

(iii) Should the proposal be permitted then suitable safety features should be installed.

(c) 10/01376/FUL Little Oaks, Back Lane, Ford End for Single storey rear extension.

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