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MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON THURSDAY 9TH JULY 2020 AT 9.30 A.M.
VENUE: Via Zoom

PRESENT	Cllrs	P Poston	D Sankey	R Pitman	J Winter
	Co-opted Member	L Day			
ABSENT	Cllr	C Baker	P Davey	C Russell	
	Co-opted Member	D Abrey			

PLH20/100	APOLOGIES were received for noting from Cllrs Davey, Baker and Co-opted Member D Abrey.			
PLH20/101	ANNOUNCEMENTS AND DECLARATIONS OF INTEREST Cllr Poston declared an interest in planning application 20/00826/HHA .			
PLH20/102	PUBLIC PARTICIPATION there were no members of the public present.			
PLH20/103	MINUTES OF THE PREVIOUS MEETING (25/06/20) The minutes of the meeting were approved subject to Cllr Poston's name being removed from Apologies and Cllr Davey being removed from Cllrs Present. The Minutes were not signed by Cllr Poston owing to the nature of the meeting.			
PLH20/104	MATTERS ARISING FOR REPORT (but not for resolution) Cllr Poston had looked at the approved planning application for 57 Fryerning Lane and reported that the plans had been amended. The extension had been 'dog legged' and therefore further from the boundary of the adjacent property.			
PLH20/105	PLANNING APPLICATION DECISIONS			
	Reference	Address	BBC Recommend	Parish Council
	20/00522/FUL	The Gatehouse Station Lane	PERMITTED	OBJECTION
	20/00289/FUL	Stoney Lodge Beggar Hill	PERMITTED	OBJECTION
	20/00574/CAT	Ivy Cottage Mill Green Road	NO OBJECTION	OBJECTION
	20/00500/HHA	20 High Street	PERMITTED	NO OBJECTION
	20/00501/LBC	20 High Street	PERMITTED	NO OBJECTION
	20/00569/HHA	46 Docklands Avenue	PERMITTED	NO OBJECTION
	20/00605/TPO	3 Rectory Close	PERMITTED	NO OBJECTION
PLH20/106	PLANS			
	Reference	Address	Notes	Parish Council
	20/00833/LBC	Fryerning Hall Blackmore Road	Re-submission of previously approved Conversion of outbuilding to Ancillary Use – 15/01540/FUL. With the addition of the 1 st floor west end by being converted with rear rooflight, minor internal changes to	NO OBJECTION

		original approval and a new bin/Log Shelter.	
20/00826/HHA	Deep Dale Willow Park Stock Lane	Proposed Single Storey 'Day Room' (Part retrospective)	NO OBJECTION*
<p><i>* Subject to Brentwood Borough Council agreeing to the Exceptional Circumstances for Mr & Mrs Abraham Lowe (stated in the Design Risk Assessment) with similar conditions imposed to the previous application (Twin Oaks) at the "Willow Park" site - The Day Room shall be permitted for Mr. & Mrs. Abraham Lowe and shall be for a limited period. The dwelling including the foundations shall be demolished, all resultant materials shall be removed from the site and the land shall be restored to its former condition within three months of the date Mr & Mrs Abraham Lowe cease to occupy the Plot.</i></p>			
20/00803/CAT	33 Tor Bryan	2 x Pine – Remove major deadwood, and thin out, Cut back lower branches by 2/3 metres	NO OBJECTION*
<p><i>*Subject to the approval of the Borough Council's Arboriculturist.</i></p>			
20/00729/HHA	4 Park Drive	Demolish single garage and conservatory construction of side two storey and single storey rear extension, add front bay window and front porch with render to first floor	OBJECTION*
<p><i>*The proposed rear extension, by means of its size and being along the boundary with the neighbouring property would be overbearing on the immediate rear of that property.</i></p>			
PLH20/107	<p>HIGHWAYS</p> <ul style="list-style-type: none"> Social Distance Measures a 20 mile an hour speed limit was now in force in the High Street from Station Lane to Seymour Field Bus Stop 		
PLH20/108	<p>NEW CORRESPONDENCE</p> <ul style="list-style-type: none"> Town & Country Planning Act 1990 (As Amended) – Planning Appeal Against Refusal of a Householder Planning Application : Ivy Cottage, Mill Green Road, Fryerning, CM4 0HY. Demolition of existing outbuildings, construction of new outbuilding and alteration and extension of existing dwelling including construction of basement, ground floor rear extension, first floor rear extension, single storey side/rear extension and replacement front porch. Appeal ref : H1515/D/20/3248999. Start date 16 June 2020. Written representations to be received within 4 weeks of start date – noted. <p>OTHER CORRESPONDENCE (updates in bold)</p> <ul style="list-style-type: none"> 17/00102/UNLCOU - Incursion into green belt, Little Hyde Lane. Planning application no.19/01017/FUL approved. Enforcement case still open and awaiting a further planning application for change of use of the land. e-mail sent 02/07/20 asking for an update – noted. 19/00095/UNLAD2 - The Lounge, Bell Mead. e-mail sent requesting Enforcement Officer to re-visit the site as the large sign had been re-installed in the same location. e-mail sent 18/06/20 to Enforcement regarding "The Lounge" sign in the Conservation Area – <i>Awaiting response.</i> e-mail dated 17/12/19 to Planning Enforcement – The Viper, Mill Green Road. Update received 03/03/20. Work had now ceased. A plan of works to be drawn up Heritage Officer to visit the site. e-mail 01/06/20 from resident informing a mature row of hedge and established rose arch have been grubbed out, and the lawn to the left removed. e-mail sent to Heritage Dept. A History of 'The Viper' is being compiled for publication in the Parish Council's Newsletter – <i>noted.</i> 26/05/20 e-mailed Enforcement form to Borough Council Enforcement re possible breach of planning at 37 The Paddocks (RUD210699992)- <i>awaiting reply.</i> 		

	<ul style="list-style-type: none"> • 27/05/20 e-mailed Enforcement form to Borough Council Enforcement (RUD211138138). e-mail sent 17/06/20 to Enforcement dropped kerb had now been installed at 86 The Furlongs. Enforcement Officer had visited the site. E-mail 06/07/20 work had Essex County Council approval. • 04/06/20 e-mailed Enforcement on building works to roof of North Lodge, Little Hyde Lane (RUD213820794). E-mail sent 24/06/20 - works continuing. e-mail received from Enforcement 26/06/20 – No breach but watching brief. E-mail sent 02/07/20 requesting clarification. E-mail received 02/07/20 Enforcement Officer to view site. A planning application is required for the raised roof – noted. • 20/00090/UNOPDE - The Bumbles, Mill Green Road, possible breach (outbuildings). Letter dated 12/06/2020 – <i>awaiting response.</i>
PLH20/109	BBC STRATEGIC GROWTH OPTIONS <ul style="list-style-type: none"> • Draft Local Plan – nothing to report.
PLH20/110	LOCAL LISTING – nothing to report.
PLH20/111	PARKING – Received and e-mailed to all Members - The Essex County Council (Brentwood Borough) (Prohibition Of Waiting, Loading And Stopping) And (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.4) Order 202*. Response to be submitted by 31 st July 2020. <i>Agreed to review response to last consultation with a view to returning a response.</i>
PLH20/112	BELL MEAD <ul style="list-style-type: none"> • Awaiting date for white lines on older section of car park to be repainted and new disabled bay marked.
PLH20/113	NEIGHBOURHOOD PLAN Cllr Winter had nothing to report.
PL2H0/114	OTHER INFORMATION POINTS (not for resolution) Yellow lines in Fryerning Lane – <i>noted.</i>
PLH20/115	NEXT MEETING DATE THURSDAY 6th AUGUST 2020 at 9.30 a.m. via Zoom