



Suite 1
4 The Limes
Ingatestone
Essex
CM4 0BE

Telephone: 01277 353315
Email: office@ingatestone-fryerningpc.gov.uk
www.ingatestone-fryerningpc.gov.uk

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON THURSDAY 11TH June 2020 AT 9.30 A.M.
VENUE: Via Zoom

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

PLH20/069	APOLOGIES were received for noting from Cllr Baker and Mr Abrey.																				
PLH20/070	ANNOUNCEMENTS AND DECLARATIONS OF INTEREST Cllr Poston declared an interest in planning application 20/00637/HHA and the new crossover in Fryerning Lane.																				
PLH20/071	PUBLIC PARTICIPATION there were no members of the public present.																				
PLH20/072	MINUTES OF THE PREVIOUS MEETINGS (05/03/20 and 21/05/20) The minutes of both meetings were approved however the meeting recorded as being held on 21 st March 2020 should read 21 st May 2020. The Minutes were not signed by Cllr Poston owing to the nature of the meeting.																				
PLH20/073	<p>MATTERS ARISING FOR REPORT (but not for resolution)</p> <p>The Planning Committee supported the use of a footpath 'One Way' system along the High Street to assist with recommended Social Distancing Guidelines. It was noted that the arrows currently painted on the High Street are facing the wrong way. The public should be encouraged to walk towards oncoming traffic, thereby making it easier and safer to step into the road to maintain the 2m distancing if necessary, while being able to see if there is danger from oncoming traffic. The circular pavement 'disc' signs will also have to be reversed to accommodate this correct directional guideline.</p> <p>The Planning Committee would like the footpath Covid-19 safety message to be further reinforced by eye-level signs affixed to lamp posts the entire length of the High Street to compliment the arrows and pavement 'disc' signs.</p> <p>The temporary removal of all pavement shop signs & A-frames, as well as shop merchandise should also be requested & encouraged with the High Street Retailers to allow the 2m guideline to be more easily implemented by members of the Public.</p>																				
PLH20/074	<p>PLANNING APPLICATION DECISIONS</p> <table border="1"> <thead> <tr> <th>Reference</th> <th>Address</th> <th>BBC Recommend</th> <th>Parish Council</th> </tr> </thead> <tbody> <tr> <td>20/00333/FUL</td> <td>Lounge Bar & Grill 3 Bell Mead</td> <td>PERMITTED</td> <td>OBJECTION</td> </tr> <tr> <td>20/00452/HHA</td> <td>Longmeads High Street</td> <td>REFUSED</td> <td>NO OBJECTION</td> </tr> <tr> <td>20/00405/FUL</td> <td>104 The Furlongs</td> <td>PERMITTED</td> <td>NO OBJECTION</td> </tr> <tr> <td>20/00476/CAT</td> <td>63 Tor Bryan</td> <td>NO OBJECTION</td> <td>OBJECTION</td> </tr> </tbody> </table>	Reference	Address	BBC Recommend	Parish Council	20/00333/FUL	Lounge Bar & Grill 3 Bell Mead	PERMITTED	OBJECTION	20/00452/HHA	Longmeads High Street	REFUSED	NO OBJECTION	20/00405/FUL	104 The Furlongs	PERMITTED	NO OBJECTION	20/00476/CAT	63 Tor Bryan	NO OBJECTION	OBJECTION
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	20/00497/CAT	4 Crown Mews	NO OBJECTION	OBJECTION
	A summary of planning application decisions made from March to May 2020 by the Planning Committee and the Borough Council's decisions was circulated with the 11th June Agenda. Differences in the decisions between the two Councils were raised			
PLH20/075	PLANS			
	Reference	Address	Notes	Parish Council
	Cllr Poston was not included in the decision on application 20/00637/HHA			
	20/00637/HHA	23 Disney Close	Proposed front porch.	NO OBJECTION
	20/00666/HHA	10 Norton Road	Demolish existing conservatory and construct single storey rear extension.	OBJECTION*
	<i>*The excessive height of the proposed single storey rear extension and its being built on both neighbouring boundary lines will by means of its bulk and mass result in an overbearing and inappropriate impact on both neighbouring properties. While the proposed plans make use of a 45 degree 'right to light' to the adjacent properties, they do not show this in elevation where the Parish Council believes it fails.</i>			
	20/00684/HHA	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 bay being converted with rear rooflight, minor internal changes to original approval and a new Bin/Log Shelter.	NO OBJECTION
20/00700/FUL	Spinney Cottage Hardings Lane	Amended Plans to demolish existing 4 bedroom dwelling house and construction of a new detached 4 bedroom house.	OBJECTION*	
<i>*The grounds for refusal in the previous application were the proposed building's size and bulk compared to the existing dwelling. The proposed dwelling has a reduced in floor area (22m sq) and lower roof ridge height from the original refused application. This new application has a building with almost the in same floor area as the existing although the elevations do still appear considerably bigger than the existing. The Applicant has made alterations to the design to comply with the Officer's observations but the proposed mass and bulk are still far in excess of the existing dwelling.</i>				
20/00674/CAT	29 Tor Bryan	T1 Scotts Pine Crown Reduction – Removing selected branches in the upper/outer canopy to reduce current size by up to 1m to reduce lateral branch weight. Remove all dead or damaged branches.	NO OBJECTION*	
<i>*Subject to the approval of the Borough Council's Arboriculturist. The Parish Council supports the maintenance of trees in this way.</i>				
PLH20/076	NEW CORRESPONDENCE			
	<ul style="list-style-type: none"> • Various e-mails regarding a new crossover and track into field in Fryerning Lane. 			

	<p>The new Crossover in Fryerning Lane has Approval from Essex Highways and Chelmsford City Council, 'Water Course consent' (as it crosses an existing drainage ditch). The resident has approvals & current work permits from every necessary department in Essex County Council for the construction of the Crossover, gate and 'ash' track across the field.</p> <p>No Planning Application or Permission is necessary as Fryerning Lane is not a 'Classified Road'.</p> <p>To date the proposed construction is in accordance with the drawings.</p> <ul style="list-style-type: none"> • 26/05/20 e-mailed Enforcement form to Borough Council Enforcement re possible breach of planning at 37 The Paddocks (RUD21069992) – noted. • 27/05/20 e-mailed Enforcement form to Borough Council Enforcement re possible installation of dropped kerb at 86 The Furlongs (RUD21138138) – noted. • 04/06/20 e-mailed Enforcement on building works to roof of North Lodge, Little Hyde Lane (RUD213820794) – noted. <p>OTHER CORRESPONDENCE (updates in bold)</p> <ul style="list-style-type: none"> • Update -19/00090/UNOPDE - 16 Heybridge Road. Extension to bungalow. Up-date received from Borough Council Enforcement 03/03/20. Planning application 20/00273/FUL has now been REFUSED. • Response received 29/01/2020 from Brentwood Borough Council Enforcement Officer to formal letter. 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 asking why there had been such a delay in this enforcement case. • Update -19/00095/UNLAD2 - extended decking - 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. Retrospective planning application - PERMITTED • Possible breach of planning at White House Farm Barns – update received from Borough Council Enforcement 03/03/20. Further information requested. • Update e-mail dated 17/12/19 to Planning Enforcement – The Viper, Mill Green Road. Up-date received 03/03/20. Work had now ceased. A plan of works was to be drawn up with the Heritage Officer visiting the site. E-mail received 01/06/20 from resident informing a mature row of hedge and an established rose arch have been grubbed out, and the lawn to the left has been removed. E-mail sent to Heritage Department. • Letter received 12/05/20 from Brentwood Borough Council re Town & Country Planning Act 1990 (As Amended) – Planning Appeal Against Refusal – Woodbarns Farm, Blackmore Road, Fryerning, Ingatestone, CM4 0PA (Retention of existing conservatory) Appeal Ref: H1515/Y/20/3246560. Written representations to the Planning Inspectorate be received by 03/06/2020. • Letter received 12/05/20 from Brentwood Borough Council re Town & Country Planning Act 1990 (As Amended) – Planning Appeal Against Refusal – Woodbarns Farm, Blackmore Road, Fryerning, Ingatestone, CM4 0PA (Retention of existing conservatory) Appeal Ref: H1515/W/20/3246561. Written representations to the Planning Inspectorate be received by 03/06/2020. • E-mail from resident received 18/05/20 re possible installation of a dropped kerb adjacent to 86 The Furlongs and high fence at 117 The Furlongs – Enforcement confirmed that fence is permitted as it is not on the property's frontage minuted 05/03/2020. Reply sent 26/05/20
PLH20/077	<p>BBC STRATEGIC GROWTH OPTIONS</p> <ul style="list-style-type: none"> • Draft Local Plan • E-mail received 02/06/20 from BBC with attached Inspectors' initial letter – circulated to all Committee Members. Cllr winter circulated a note she had prepared after reading the Inspectors' letter. She said there was a lot of work for the Borough to do and that the letter did not affect the proposed Neighbourhood Plan.
PLH20/078	<p>LOCAL LISTING nothing to report.</p>

PLH20/079	PARKING nothing to report.
PLH20/080	BELL MEAD - Awaiting date for white lines on older section of car park to be repainted and new disabled bay marked.
PLH20/081	NEIGHBOURHOOD PLAN Cllr Winter reported that the final draft had now been received and was being checked.
PL2H0/082	OTHER INFORMATION POINTS (not for resolution) Possible unauthorised outbuildings at the Bumbles, Mill Green Road. Parking on Mill Green Common. The kerbs being installed in Station Lane were being paid for by the Rail Replacement Bus Companies.
PLH20/083	NEXT MEETING DATE THURSDAY 25TH JUNE 2020 at 9.30 a.m. via Zoom