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**MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE**  
**HELD ON THURSDAY 29<sup>TH</sup> APRIL 2021 AT 9.30 A.M.**  
**VENUE: Via Zoom**

<b>PRESENT</b>	Cllrs	P Poston	P Davey	R Pitman	J Winter	P Batchelor	C Russell (Part)
	Co-opted Member	L Day					
<b>ABSENT</b>	Cllr	D Sankey					
	Co-opted Member	D Abrey					
<b>ALSO PRESENT</b>	R Spouge (Assistant Clerk)						

PLH21/116	<b>APOLOGIES</b> were received for noting from Cllr Sankey and Mr D Abrey			
PLH21/117	<b>ANNOUNCEMENTS AND DECLARATIONS OF INTEREST</b> Cllr Poston declared a pecuniary interest in planning application 21/00536/HHA – 2 The Paddocks.			
PLH21/118	<b>PUBLIC PARTICIPATION</b> there were no members of the public present.			
PLH21/119	<b>MINUTES OF THE PREVIOUS MEETING (01/04/21)</b> were agreed as a correct record but not signed owing to the nature of the meeting.			
PLH21/120	<b>MATTERS ARISING FOR REPORT (but not for resolution)</b> there were none.			
PLH21/121	<b>PLANNING APPLICATION DECISIONS</b>			
	<b>Reference</b>	<b>Address</b>	<b>BBC Recommend</b>	<b>Parish Council</b>
	21/00113/HHA	17 Pine Drive	PERMITTED	NO OBJECTION
	21/00200/HHA	Fairways Post Office Road	PERMITTED	NO OBJECTION
	21/00466/HHA	Barn View Beggarr Hill	WITHDRAWN	
	21/00257/HHA	Fryerning Hall Blackmore Road	WITHDRAWN	
	21/00258/LBC	Fryerning Hall Blackmore Road	WITHDRAWN	
	21/00	85 Avenue Road	WITHDRAWN	
PLH21/122	<b>PLANS</b>			
	<b>Reference</b>	<b>Address</b>	<b>Notes</b>	<b>Parish Council</b>
	21/00537/HHA	Oak Hill Beggarr Hill	Demolish existing rear extension. Two storey side and rear extension to west elevation. Two storey side and rear extension to east elevation to include creation of new basement. Proposed new driveway with timber gates.	<b>NO OBJECTION*</b>
	<i>*Subject to Green Belt Regulations and Heritage Officer's approval.</i>			
	21/00518/FUL	120 High Street	Proposed change of use to form new dwelling house including internal alterations, alterations to	<b>OBJECTION*</b>

		fenestration and insertion of rear facing dormer and addition of two parking bays within rear garden.	
<p><i>*The Parish Council objects at the loss of any retail unit in the High Street for a dwelling. Business should be encouraged in the High Street now and in the future. The loss of retail units to residential dwellings will contribute to the loss of High Street businesses and the character of Ingatestone forever. The application is not supported by the Brentwood Local Development Plan Policies PC10 and PC8 or the Ingatestone &amp; Fryerning Neighbourhood Plan.</i></p>			
21/00525/HHA	Cornflowers 2 Little Hyde Cottages Little Hyde Lane	Demolition of existing outbuildings, part two part single storey rear extension and replacement porch	<b>NO OBJECTION*</b>
<p><i>*Subject to Green Belt Regulations.</i></p>			
21/00576/PNCOU	Ganders Hall Chelmsford Road	Change of Use of Agricultural Buildings to flexible use within storage or Distribution (Class B) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 3, Class R	<b>NO OBJECTION*</b>
<p><i>*Subject to Green Belt Regulations and subject to clarification of the exact nature of the business and that the unit will not become a commercial distribution centre.</i></p>			
<p><b>Cllr Russell left the meeting at 10.00 am</b></p>			
21/00562/HHA	17 The Heythrop	Construction of single storey rear extension, dormer window to front and construction of front porch	<b>NO OBJECTION</b>
21/00487/FUL	20 Market Place	Change of use of a listed A1 shop (20 Market Place) to be merged with property adjoining to the rear (37 Bakers Lane) C3 residential and restoration to become a single C3 residential two bed dwelling house. The properties are proposed to only be refurbished where necessary to preserve the character of the building whilst restoring it to a functioning state.	<b>OBJECTION*</b>
<p><i>*The Parish Council objects at the loss of any retail unit for a dwelling. Business should be encouraged in the Market Place now and in the future. The loss of retail units to residential dwellings will contribute to the loss of businesses and the character of Ingatestone forever. The application is not supported by the Brentwood Local Development Plan Policies PC10 and PC8 or the Ingatestone &amp; Fryerning Neighbourhood Plan.</i></p>			
21/00488/LBC	20 Market Place	Change of use of a listed A1 shop (20 Market Place) to be merged with property adjoining to the rear (37 Bakers Lane) C3	

		residential and restoration to become a single C3 residential two bed dwelling house. The properties are proposed to only be refurbished where necessary to preserve the character of the building whilst restoring it to a functioning state.	
<p><i>*The Parish Council objects at the loss of any retail unit for a dwelling. Business should be encouraged in the Market Place now and in the future. The loss of retail units to residential dwellings will contribute to the loss of businesses and the character of Ingatestone forever. The application is not supported by the Brentwood Local Development Plan Policies PC10 and PC8 or the Ingatestone &amp; Fryerning Neighbourhood Plan.</i></p>			
21/00475/LBC	37 Bakers Lane	Rebuild collapsing dormer exactly as original. Construction of front and side garden walls from original brickwork. Replace compromised brickwork in chimney. Replace multiple windows with timber frame authentic styled like for like windows and general refurbishment of whole interior	<b>NO OBJECTION</b>
21/00656/HHA	15 and 17 The Furlongs	Proposed front porch to include pitched roof to both dwellings	<b>NO OBJECTION</b>
21/00588/FUL	South Lodge Little Hyde Lane	Demolition of existing house and construction of replacement dwelling	<b>OBJECTION*</b>
<p><i>*The Parish Council strongly objects to the demolition of South Lodge a small dwelling in the Green Belt. The proposed building would be out of keeping with the east street scene of Little Hyde Lane. South Lodge has an historic sister dwelling in North Lodge and both are of historic value to the village and The Hyde. Both North and South Lodge merit Local Listing. The size, bulk and mass of the proposed building without the purchase of agricultural land to increase the curtilage would result in a proportionately smaller garden for the proposed building. There are no exceptional circumstances demonstrated.</i></p>			
21/00641/CAT	5 Chantry Drive	H1 Conifer, fell all trees in hedge, to enable the re-planting of a new hedge. T1 Bay Laurel, Cut back overhanging branches back to the boundary line	<b>UNABLE TO COMMENT</b>
<p><i>*Insufficient information provided with this application for the Parish Council to make a decision.</i></p>			
<p><b>Cllr Poston declared a pecuniary interest in the following planning application 21/00536/HHA. It was resolved to move planning application 21/00536/HHA to the end of the Agenda after Information Items. Cllr Poston left the meeting at 11.03 before discussion of the following planning application. Cllr Winter took the Chair.</b></p>			
21/00536/HHA	2 The Paddocks	Proposed single storey rear extension with roof lanterns, single storey side extension to create	<b>NO OBJECTION</b>

			garden store and bin store. Conversion of garage to habitable accommodation	
PLH21/123	<b>HIGHWAYS</b> <ul style="list-style-type: none"> <li>• <b>Social Distance Measures</b> 20mph signs – nothing to report.</li> <li>• <b>Speeding</b> Speeding in Mill Green Road, Fryerning, was reported. It was suggested that an item on this be placed on the website. It was agreed to add <b>Local Highways Panel</b> to the next Agenda. Highways matters could then be forwarded to the Panel for discussion or action.</li> </ul>			
PLH21/124	<b>CORRESPONDENCE</b> <ul style="list-style-type: none"> <li>• A History of 'The Viper' is being compiled for publication in the Parish Council's Newsletter.</li> <li>• Letter dated 08/04/21 from resident objecting to planning application 21/00463/HHA - <i>noted</i>.</li> <li>• The Barber's Shop, Market Place – works to a Listed Building enforcement ref: RUD292738885. Planning application now submitted – <i>noted</i>.</li> <li>• NOKA sign, Bell Mead - Planning Enforcement e-mail dated 10/02/21- The operator intends to submit an application for advertisement consent from the landowner – <i>noted</i>.</li> </ul>			
PLH21/125	<b>SECTION 106 and CIL Agreements</b> <ul style="list-style-type: none"> <li>• Cllr Winter reported that work had not yet commenced on CIL.</li> </ul>			
PLH21/126	<b>BBC STRATEGIC GROWTH OPTIONS</b> <ul style="list-style-type: none"> <li>• Brentwood Local Plan – Additional hearing sessions will be held.</li> </ul>			
PLH21/127	<b>LOCAL LISTING</b> No further update had been received. It was agreed that the current Local List should be included with the Parish Council's website Conservation Areas.			
PLH21/128	<b>PARKING</b> <ul style="list-style-type: none"> <li>• Grasscrete parking in New Road. Awaiting a further update.</li> <li>• Seymour Field Car Park – drive in/out. Facilities Committee had agreed that an additional entrance was not required.</li> </ul>			
PLH21/129	<b>BELL MEAD</b> <ul style="list-style-type: none"> <li>• White lining of parking bays in older section of Bell Mead Car Park and correct marking of disabled bay. It was agreed to send Bor Cllr Cloke photographs of the existing bay and a bay meeting the legal criteria.</li> </ul>			
PLH21/130	<b>NEIGHBOURHOOD PLAN</b> Cllr Winter reported that the Borough Council had appointed a Planner to work with the Committee .			
PLH21/131	<b>OTHER INFORMATION POINTS (not for resolution)</b> 20/00054/ENFNOT – Oakwood Appeal – Appeal in progress. Lodged 10/08/2020 20/00074/ENFNOT – The Bumbles Appeal – Appeal in progress. Lodged 12/10/2020 20/00046/NONDET – Ingatestone Garden Centre – Appeal in progress. Lodged 01/07/2020. 20/00038/HHREF – 16 Heybridge Road – Appeal dismissed 13/11/20. 19/01092/PN42 – 82 The Furlongs - Awaiting Planning Officer's report. 20/01469/HHA -154 High Street (Retrospective) – Refused 18/12/20. Displaced derestricted road sign Fryerning Lane reported 04/02/21.			
PLH21/132	The meeting closed at 11.07 am <b>NEXT MEETING DATE THURSDAY 6<sup>TH</sup> MAY 2021 at 9.30 am via ZOOM</b>			