

STOCK PARISH COUNCIL

Clerk – Lorraine Green

Stock Village Hall, Common Road, Stock, Essex, CM4 0QW.

Tel. No. 07757 114952

Website: www.stock.org.uk/council

MINUTES OF THE PLANNING MEETING HELD ON MONDAY 16TH JUNE 2008 AT STOCK VILLAGE HALL, COMMON ROAD, STOCK AT 7.30PM.

Present: Cllr. Millernas, Finch, Woodward, Otter and Dixon
In The Chair: Cllr. Johnson
Minute Secretary: Lorraine Green
Also Present: 0 Members of the Public

		ACTION
1.	APOLOGIES FOR ABSENCE. Cllrs. Phillips, Watling, Rilstone and Chelmsford Borough Councillor Ian Grundy sent their apologies.	
2.	DECLARING ANY PERSONAL OR PREJUDICIAL INTERESTS. No declarations were made.	
3.	PLANNING MATTERS. <u>Planning Appeals and Decisions.</u> Notification of Appeal by Mr &Mrs P. Johnson of Plantation End, Furze Lane – Retrospective application for rear conservatory (Revision to approval 06/01281/FUL). Application Ref. No. 07/01659/FUL. Appeal Ref. APP/W1525/A/08/2071593/NWF. Clerk to write to Planning Inspectorate endorsing Parish Council’s previous comments and requesting a copy of the Appeal decision. Appeal by Fristling Hall Farms Ltd, Fristling Hall, Swan Lane, Appeal Reference No. APP/W1525/A/07/2054050. The Planning Inspectorate had advised that the appeal is dismissed. Appeal by Mr G. Hunter, Gardenfields House, Downham Road, Appeal Reference No. APP/W1525/C/07/2053903. The Planning Inspectorate’s decision was as follows:- The enforcement notice is corrected and varied by:- <ol style="list-style-type: none">1. The substitution of ‘iv’ for ‘iii’ at the beginning of the fourth requirement in section 5 of the notice.2. The addition of ‘except for those materials that can be lawfully re-used on the site’ to the end of requirement i. in section 5 of the notice.3. The deletion of requirement ii. In section 5 of the notice.4. The deletion of ‘(ii)’ in the fourth requirement in section 5 of the notice and in the text in section 6 of the notice.5. The substitution of ‘one year’ for ‘six months’ in section 6 of the notice. Subject to the correction and the variations the appeal is dismissed and the enforcement notice is upheld. Planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended. <u>Tree Preservation Orders.</u> Tree Preservation Order No. TPO/2008/036 at 87 Mill Road - was confirmed without variation on 29 th May 2008.	CLERK

Tree Preservation Order No. TPO/90/002 at 53 Birch Lane – Following a review of the Tree Preservation Orders in the Borough, the Council has decided to vary the above order. A Variation Order was therefore made on 21st May 2008. The reason for the variation is that in February 2007, permission was granted to fell the Silver Birch in the front garden of 53 Birch Lane due to the mechanical damage on the stem and the lean into the property. This variation has therefore been made to show the location of the replacement Silver Birch. The variation also amends the title to include the new property, 53a, in which T1 (Oak) is located.

Planning Correspondence.

Brentwood Local Development Framework Gypsies and Travellers Development Plan Document: Issues and Options Stage 2 Consultation Suggested Site Options - Brentwood Town Council had sent the consultation documents to the Parish Council and the Clerk had sent them out for circulation amongst Councillors. It was agreed that the matter would be discussed at the next Parish Council meeting on the 30th June in order to give Councillors more time to look at the documents.

CLERK

Michael Hargreaves, Head of Regional Planning, at Go-East regarding Publication of Revision To The Regional Spatial Strategy (RSS) For The East of England. The published version is now available to view or download from www.goeast.gov.uk.

Tim Simpson, Essex County Council, regarding Introduction of 1 APP and Local Validation Checklists – Requirements for Supporting Information Submitted with Applications for Planning Permission. Cllr. Otter asked for the letter to be circulated.

CLERK

Urgent Planning Matters Not On The Agenda.

Nothing to report.

Applications.

Application No. 08/00476/OUT. Construction of 69, 296 sq metres gross floor space of employment development (Use Classes B1, B2 and B8) together with access, parking, servicing and landscaping and off site works including:- improvements to the A12/Stock Road junction dumbbell roundabouts; dualling of Stock Road including the proposed pedestrian crossing, relocated bus stops and footway/cycleway provision; site access roundabout; left in/left out only junction of Bakers Lane and Stock Road; site access road from the site access roundabout on Stock Road to the site boundary; emergency access via Ship Road.

CLERK

Location: Temple Farm, Ship Road, West Hanningfield.

Applicant: Wharf Land Investments Ltd.

The Parish Council made the following comments:-

The Parish Council have major concerns about the traffic implications on Stock once the development has taken place. There will be an inevitable increase in the traffic levels through Stock on an already overcrowded road (B1007).

The site is not currently designated for light industry and allowing a different type of usage within the development will further increase the volume of traffic.

The excess size of the development is encroaching on Green Belt land with, the Parish Council believes, an inadequate road development for access to and from the site, thus making it very attractive for users to travel along the B1007.

The Parish Council propose that a dedicated road entry and exit to the proposed industrial site be incorporated so that it is difficult for traffic to use the B1007. It is important that the proposed road is completed before clearance of the site commences.

The Parish Council urge that a Weight Restriction is imposed on the B1007 from the Temple Farm development through to Billericay as the main road through Stock is very narrow and 2 lorries are unable to pass one another at a severe pinch point outside The Cock Inn Public House. The road also passes through a Conservation Area with many listed buildings immediately adjacent to a very narrow footpath.

<p>The Parish Council recommend that the height of the buildings be dramatically reduced and should be contained to the height of the prevailing tree level. There will be a loss of the visual amenity, trees, habitat, flora and fauna.</p>	
<p>Cllr. Otter felt that the Parish Council response was inadequate for the size of the application and the effect it would have on the village. Cllr. Grundy had arranged for the Chief Executive of Wharf Land Investments to attend the next Parish Council meeting in order to answer any questions the Parish Council or public may have. The Parish Council were not in agreement with this idea. Clerk to contact Cllr. Grundy to cancel appointment.</p>	<p>CLERK</p>
<p>Application No. 08/00802/FUL. Rear Conservatory. Location: Red Brick Bungalow, Furze Lane, Stock. Applicant: Mr P Byers. The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 08/00767/FUL. Change of use of building to B8 use for the storage of archived documents and ancillary office materials (with no distribution use). Location: Great Prestons Farm, Great Prestons Lane, Stock. Applicant: Dr. Simon Lyster. The Parish Council commented that their concern is the vehicular access to the site.</p>	<p>CLERK</p>
<p>Application No. 08/00849/FUL. Conversion of car port to habitable accommodation and new window to utility room. Location: 14 Cambridge Close, Stock. Applicant: Mr Mark Reilly. The Parish Council commented that their concern is there is very limited street parking in the area. The Parish Council are also concerned at the loss of an off street parking space.</p>	<p>CLERK</p>
<p>Application No. 08/00946/FUL. Single storey front and rear extensions. Conversion of garage to habitable accommodation. Cap off chimney above roof level and trim side access roof. Location: 74 Mill Road, Stock. Applicant: Mr Nigel Blake. The Parish Council had no comments to make</p>	<p>CLERK</p>
<p>Application No. 08/00958/FUL. First floor extension and additional window to side (Amendment to previous approval 08/00006/FUL). Location: 33 Well Lane, Stock. Applicant: Mr & Mrs Otter. The Parish Council had no observations to make on the application as worded but they noted that the rear windows and doors are totally changed from 08/00406/FUL. In particular, they noted the high ground floor side windows for privacy have now been changed to glass doors.</p>	<p>CLERK</p>
<p>Application No. 08/01029/FUL. Replacement outbuilding. Location: 1 Little Farm Cottages, Buttsbury, Stock. Applicant: Mr A. Whittle and Ms. N. Smethurst-Whittle. The Parish Council objected to this application. The proposal is for a self contained residential unit adjacent to a semi-detached cottage in the Metropolitan Green Belt. There will be a loss of a car storage area and workshop. The character of the proposed building does not reflect that of the host semi-detached cottage and would adversely affect the character of the area. It would be over development of the site, intrusive and detrimental to the Green Belt.</p>	<p>CLERK</p>
<p>Application No. 08/0957/FUL. Replacement dwelling and outbuildings. Location: Scriveners Farm, Madles Lane, Stock. Applicant: Mr Steve Quincy. The Parish Council had no comments to make</p>	<p>CLERK</p>
<p>Application No. 08/00952/FUL. Replacement dwelling. Location: Green Loanings, Goatsmoor Lane, Stock. Applicant: Dr M Sarfraz. The Parish Council had no comments to make</p>	<p>CLERK</p>

Application No. 08/00960/FUL. Proposed outbuilding.

Location: 11 Hereward Mount, Stock.

Applicant: Mr I Drury.

The Parish Council had no comments to make

CLERK

Application No. 08/00822/FUL. Demolition of existing outbuildings and construction of single storey rear extensions.

Location: 8 Dakyn Drive, Stock.

Applicant: Mr Mark Leverick.

The Parish Council had no comments to make

CLERK

Application No. 08/01040/FUL. New porch to front, part single and part two storey side and rear extension.

Location: 116 Mill Road, Stock.

Applicant: Miss M Sambridge.

The Parish Council had no comments to make

CLERK

Applications for Works to be carried out on trees in Conservation Area and trees that have Tree Preservation Orders.

There were no applications.

Chelmsford Borough Council Planning Decisions.

Application No. 08/00662/FUL. Removal of existing conservatory and erection of single storey rear extension.

Location: Yew Tree Cottage, 93 Mill Road, Stock.

Applicant: Mr Philip Cottee. **Approved.**

Application No. CH/CHL/31/08. Removal of two existing temporary relocatable units, extension to the existing school to provide two new classrooms, a new library and ancillary accommodation and associated external works.

Location: Stock Church of England Primary School, Swan Lane, Stock.

Applicant: Essex County Council. **Approved.**

Application No. 08/00620/FUL. Erection of one large industrial/warehouse unit to replace six smaller buildings.

Location: 3, 3a, 3b & 3c Oaklands Farm Estate, Goatsmoor Lane, Stock.

Applicant: Mrs D Holmwood. **Refused.**

Application No. 08/00619/LBC. Renovation to remove 1970's fixtures and fittings. Reveal original walls, fireplaces and beam work. New stone floor with under floor heating on ground floor. New walnut floor and radiators on 1st floor. New staircase. Remove wall to north of staircase and walls north and south of fireplace. New en-suite and remodel existing bathroom.

Location: Whitelilies, Hawkswood Road, Downham, Stock.

Applicant: Dr. John Beadle. **Approved.**

Application No. 08/00635/FUL. Two storey side extension.

Location: The Gables, Mill Lane, Stock.

Applicant: Mr & Mrs Mr & Mrs J. Harris. **Approved.**

Application No. 08/00638/FUL. Garden Shed.

Location: 19 Hereward Mount, Stock.

Applicant: Mr Iain Clamp. **Approved.**

Application No. 08/00759/FUL. Single storey rear extension & extension of pitched roof.

Location: 3 Brittons Lane, Stock.

Applicant: **Mr D & Mrs K Hunt.** **Approved.**

Application No. 08/00773/FUL. Retention of 2.2m high entrance gate with 1.9m high brick piers.

Location: 3 Common Road, Stock.

Applicant: Mr M. Archer. **Approved.**

	<p>Application No. 08/00803/TEL56. Addition of 3 no. antennas and 2 no. dishes on the existing mast together with the installation of 4 no. new cabinets at ground level, within the existing compound.</p> <p>Location: Mast, Willowbrook Sports Ground, Stock Road, Stock.</p> <p>Applicant: Orange PCS Ltd. Prior Approval Not Required.</p>	
4.	<p>DATE OF NEXT MEETING.</p> <p>The next Planning Meeting of the Parish Council is on Monday 14th July 2008 at 7.30pm in The Rectory Hall.</p>	

The Chairman thanked everyone for coming; the meeting closed at 8.53pm.

Signed (CHAIRMAN).....DATE.....