

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 9TH NOVEMBER 2009 AT RECTORY HALL, HIGH STREET, STOCK AT 7.30PM.

Present: *Cllrs. Johnson, Woodward, Hawkes, Finch, Rilstone and Otter*
In The Chair: *Cllr. Dixon*
Minute Secretary: *Lorraine Green*
Also Present: *2 Members of the Public and Chelmsford Borough Cllr. Ian Grundy*

		ACTION
1.	APOLOGIES FOR ABSENCE. Cllrs. Millernas and Phillips sent their apologies.	
2.	MINUTES OF MEETING HELD ON 7TH SEPTEMBER 2009. The Minutes of the Meeting, having been previously circulated, were then duly signed as a true record of events. All agreed.	
3.	DECLARING ANY PERSONAL OR PREJUDICIAL INTERESTS. Cllr. Otter declared prejudicial interests in planning application no. 09/01257/FUL – Landry, Whites Hill and 09/05229/TPO – 19 Well Lane.	
4.	PLANNING MATTERS. <u>Planning Appeals and Decisions.</u> Nothing to report. <u>Tree Preservation Orders.</u> Tree Preservation Order No. 2009/013- Land South West of 56 Well Lane – The Order was confirmed 22 nd October 2009. Tree Preservation Order No. 2009/055- Great Bishops Wood, Broom Wood, Broomwood Lane, Ramsden Heath – A Tree Preservation was made on the 5 th November 2009. . Tree Preservation Order No. 2009/081- 83 Mill Road – A Tree Preservation was made on the 6 th November 2009. Tree Preservation Order No. 2009/082- 1 Mill Lane – A Tree Preservation was made on the 6 th November 2009. <u>Planning Correspondence.</u> Cllr. Otter requested that the minutes are précised as they are exceedingly long. The Clerk advised that Cllr. Woodward had requested that the letter from Michael Hurst, Conservation Officer, at CBC regarding the BT adopt a kiosk scheme was discussed further. The Chairman advised Cllr. Woodward that the village do not have a red telephone box. Cllr. Woodward stated that he thought the village should have one and offered to put one in his garden. Cllr. Grundy explained that if the village had one and B.T. decided to remove it then the Parish Council had the option to buy it. The Parish Council decided that they were not going to do anything about the matter as the village has not got a red telephone box and they do not want to buy one.	

Vee Green, Service Development Officer for Minerals and Waste Planning, at Essex County Council had advised that the Statement of Community Involvement Minerals and Waste Development Framework had been adopted. A copy of the document being circulated.

Urgent Planning Matters Not On The Agenda.

Nothing to report.

Fence alongside Footpath 26 at Scriveners Farm

The Chairman advised that the Clerk had written to the Enforcement Officer regarding the lakes etc. Wayne Jewell, Enforcement Officer, at Chelmsford Borough Council replied that there are no current enforcement matters, but his colleague is conducting a compliance check to ensure the work is being carried out as agreed. A few causes for concern have been referred to the Planning Officer for the case, Ken Smith. Regular checks will be done at different stages of the development to ensure compliance.

Cllr. Otter stated that she could not think of anywhere else that this type of fence has been erected. She had carried out some research and read out a letter that she had prepared and asked the Parish Council to send to CBC. Cllr. Otter did not feel that the fence has a legitimate purpose. It was agreed that a copy of the letter should be sent to Lord Hanningfield advising him that the Parish Council would welcome some feedback on the matter when he attends the meeting on the 30th November. Clerk to ask Lord Hanningfield to have a look at the fence.

CLERK

To Discuss CBC Planning Training Session

The Clerk had submitted the case studies to CBC. Cllr. Grundy advised that CBC would present to the Parish Council how decisions are made on planning applications.

Site Allocations Development Plan Document (SADPD) Consultation and North Chelmsford Area Action Plan (NCAAP) Consultation

The Clerk advised that the consultations began on the 27th October and finish on 21st December. Exhibition sessions will take place in the Marconi Room at the Civic Centre on Thursday 3rd December from 4pm – 7pm and Friday 4th December from 10am – 1pm. Cllrs. Otter and Dixon agreed to attend. Clerk to advise CBC. The Chairman advised that there will be a public exhibition in the new Stock Library on the 19th November. The Village Design Statement will be having a separate display at the Christmas Fayre. CBC will be writing to everyone in Stock about the Village Design Statement and how to respond to it.

CLERK

Cllr. Johnson reported that the Royal British Legion wished to move the flag pole from its present site to nearer the War Memorial as it cannot be seen from its current position. The flag will fly on state occasions. Cllr. Finch advised that Planning permission was not necessary and Michael Hurst, Conservation Officer, agreed the proposal. A site meeting will be held on 11th November to confirm siting. Preferred site was between the War Memorial and the Bus Stop.

Cllrs. Woodward and Rilstone reported that The Hoop would like to put up a sign. It was agreed that planning permission and Conservation Area consent would be needed and the position must ensure it does not clash with the Village sign. Cllrs. Woodward and Rilstone to inform the landlord.

PW/AR

Cllr. Johnson reported that the Bakers Arms sign is very dangerous as it is on the footpath. The Chairman advised that people do move it, but if it continues as a problem the landlord will be informed.

Applications.

Application No. 06/00567/ETL. Extension of time limit to permission ref 06/00567/FUL for conversion and extension of barn to form new dwelling, construction of new garage, demolition of existing house, garage, shed and outbuildings.

Location: Elmbrook Farm, Buttsbury, Stock.

Applicant: Mr Paul Gibson.

Application was withdrawn.

<p>Application No. 09/01257/FUL. Garden room/store, rear terrace and swimming pool (amendment to approval 09/00959/FUL replacement dwelling). Location: Landry, Whites Hill, Stock. Applicant: Mr & Mrs Malcolm Day. Cllr. Otter declared a prejudicial interest and left the room. The Parish Council commented that they feel that the garden room/store is a very large structure. It will increase the over development of the site that is already being extensively developed. It is an inappropriate construction for the location.</p>	<p>CLERK</p>
<p>Application No. 09/01435/FUL. Retrospective application for entrance gates and metal railings to boundary fence. Location: Kings Head Farm, Stock Road, Stock. Applicant: Mr & Mrs D Turner. The Parish Council objected to this application as it is a very urban design in a very rural setting and is an inappropriate design for a listed building. It is completely inappropriate in the area. The Parish Council endorse the earlier refusal on 07/00515/FUL.</p>	<p>CLERK</p>
<p>Application No. 09/01303/FUL. Replacement dwelling and garage. Location: Brookmans Farm, Back Lane, Stock. Applicant: Brookmans Farm Ltd. The Parish Council objected to this application. This is to replace a property that was demolished 7 years ago that had been unoccupied for a good number of years prior to that. The proposal is for a larger property than the original and it occupies a different position on the site closer to the roadway. The structure is a high building and occupies an elevated position within the village.</p>	<p>CLERK</p>
<p>Application No. 09/01456/FUL. Construction of linked pool house and first floor rear extension. Location: Kingfishers, 21 Mill Road, Stock. Applicant: Mr & Mrs A Raeburn. The Parish Council commented that the extension is higher than the existing house and will be visible from dual aspects within the Conservation Area. This is a very significant development and will over dominate both its plot and the surrounding areas.</p>	<p>CLERK</p>
<p>Application No. 09/01460/LBC. Level access shower adaptation to existing bathroom. Location: 4 The Almshouses, Stock Road, Stock. Applicant: Mr A Barker. The Parish Council commented that they supported this application as part of an ongoing process of improving The Almshouses.</p>	<p>CLERK</p>
<p>Application No. 09/01369/FUL. First floor side extension. Location: 6 Common Road, Stock. Applicant: Mr R Spear. The Parish Council object to this application as it is inappropriate development with an overbearing impact on the neighbouring bungalow. Being at right angles to the bungalow this development will be even more encroaching. The design changes incorporated from the original application do not lessen the impact on neighbouring properties. The effect is exacerbated by the fact that the bungalow is South facing and therefore daylight will be blocked to the neighbouring bungalow.</p>	<p>CLERK</p>
<p>Application No. 09/01414/FUL. Widening of existing vehicular crossover. Location: 120 Mill Road, Stock. Applicant: Mr P J Davison. The majority of Councillors had no comments to make but two Councillors opposed the decision. The Parish Council submitted that they had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 09/01483/FUL. Replacement three bay carport. Location: Honeysuckle Cottage, Downham Road, Stock. Applicant: Mr J Harris. The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p><u>Chelmsford Borough Council Decisions</u></p>	
<p>Application No. 09/01349/CLOPUD. First floor rear extension. Location: Fairfields, Marigold Lane, Stock. Applicant: Mr & Mrs Squibb. Refused.</p>	

	<p><u>Applications for Works to be carried out on trees in Conservation Area and trees that have Tree Preservation Orders.</u></p> <p>Application No. 09/05229/TPO. T2 & T3 - Oaks x 2 on boundary with 9 The Lindens - crown lift to 5m, cutting to either suitable growing points or branch collar and crown clean. (Suitable growing points are side branches that are at least one third the diameter of the originating branch.) (TPO/2007/075).</p> <p>Location: 19 Well Lane, Stock.</p> <p>Applicant: Mrs Stagg.</p> <p>Cllr. Otter declared a prejudicial interest and left the room. The Parish Council had no comments to make.</p> <p>Application No. 09/05194/TPO. A1 - Oak x 1 just outside the boundary of the property, along the rear left hand boundary reduce overhang to the rear garden by 25% to reduce overshadowing. Reduce back large low lateral branch growing towards and slightly over the roof. (TPO 1997/002)</p> <p>Location: 1 Hereward Mount, Stock.</p> <p>Applicant: Mr D Everett. Approved.</p>	<p>CLERK</p>
<p>6.</p>	<p>DATE OF NEXT MEETING.</p> <p>The next Planning Meeting of the Parish Council is on Monday 11th January 2010 at 7.30pm in The Village Hall.</p>	

The Chairman thanked everyone for coming; the meeting closed at 9.15pm.

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