

MINUTES OF THE PLANNING AND HIGHWAYS COMMITTEE MEETING
HELD AT THE KEENE HALL – LODGE ROOM – GALLEYWOOD
ON **TUESDAY 2 APRIL 2024** at 7.00pm

Present:

Councillors: A McQuiggan (Chairman), N Paul, J Potter, and S Troop

In attendance: Clerk

Five members of the public

PH24-540 Apologies and Reasons for Absence

RESOLVED that an apology of absence was received and accepted from Councillors: Bonnett and Smith.

PH24-541 Declaring of Interests and Dispensations

There were none.

PH24-542 Public Participation Session with respect to items on the agenda

Five members of the public wished to address the committee in relation to agenda item PH24-545d.

PH24-543 Confirmation of Minutes

(herewith)

RESOLVED that the minutes of the meeting held on 5 March 2024 were a true and accurate account of the proceedings of the meeting and were signed by the Chairman.

PH24-544 The Clerk's Report

(herewith)

Members received and noted Clerk's report on:

- **Parish Map**

Cllr AM acknowledged the finalised map was outstanding for the Clerk and agreed to forward this on.

CHP

Maintenance of Watchouse Shops – on hold

On a proposal by the Chairman, it was RESOLVED to bring forward agenda item PH24-545d.

PH24-545 Planning Applications

Members considered the following application(s) received from Chelmsford City Council and submitted comments by return.

d. 23/01653/FUL - Unit and Yard 8 At Five Tree Works Bakers Lane Galleywood

Part-retrospective change of use from open storage and business to mixed-use storage, distribution, and the provision of education for crane operation training, inclusive of the siting of a tower crane.

RESOLVED that Galleywood Parish Council strongly objects to this fourth submission to the original planning application, due to the following factors:

1. The original planning application did not include the tower crane(s), illuminated sign(s) or red lights at night, it stated the crane was for educational purposes and for residents. Four additional amendments have been submitted which have caused unnecessary delays in the decision-making process.



2. The permanent installation of the tower crane(s) on this site is not properly covered in the application and does not appear on the site drawings.
3. There does not appear to be a proper permanent base/foundation or safety zone for the permanent installation of a training tower crane(s). This is not a temporary installation of a tower crane(s). The proposal is for a permanent education/training facility which requires proper planning permission to be detailed and investigated.
4. No provision for a building or tower crane(s) is depicted in any of the site plans submitted.
5. The installation of a tower crane(s) exceeds the normal height for permanent buildings or structures in this area.
6. The swing arm/size of the tower crane(s) exceeds the property boundary, the location of which is remarkably close to a children's nursery. The council has serious concerns over health and safety on site for the operation of a tower crane(s) in a training mode, particularly if lifting is involved.
7. The current usage is for the storage of cranes. This council considers storage to be horizontal components, not vertical assemblies.
8. There should be no horizontal component of any light in the yard. The bright red safety lighting on the tower crane(s) structure is visible from a great distance. If the tower crane(s) is high enough to warrant safety lighting, then the installation must be planned and approved. It is not part of the application and should be considered as part of the planning approval.
9. It is not for engineering operations as stated in the application, but for training. This is a light industrial site.
10. The erection of the tower crane(s) on the ridgeline/horizon adjacent to the A12 is considered by this council a hazard for the sightline of drivers and its visibility from the adjacent Galleywood Common nature reserve.
11. The tower crane(s) on site is inappropriate for the green belt area. There are no special circumstances to allow this. The site is remarkably close to Galleywood Common, which is protected by the secretary of state and the illuminated installation is very visible from it. Other developments adjacent to The Common have had their lighting restricted/controlled by their relevant planning conditions, severely restricting the horizontal components of light and brightness.
12. The use of the structure for two brightly illuminated advertising signs is in the green belt area, which is a dark rural landscape.

13. The silent majority and car drivers using the A12 have not been consulted on this planning application.
14. Inadequate services provided e.g., toilets, catering facilities, or classrooms to support the education/training activities.
15. Inadequate parking facilities. The application states that there are ten parking spaces provided and ten staff on site. The council cannot see any provision for parking for the trainees other than a cycle provision.
16. The photographic portfolio provided by the applicant is misleading and does not portray the views experienced by residents and Councillors.
17. This council supports the resident's objections presented at the meeting and on the portal without reservation.

The council, while encouraging employment and training opportunities, does not feel that a tower crane(s) training facility at this location is appropriate, nor suitable for the environment and too small for the provision of suitable facilities.

- a. **24/00231/FUL** - 36 Roughtons Galleywood Chelmsford Essex
New pitched roof to front of property. Single storey rear extension and two storey side extension.
RESOLVED that Galleywood Parish Councils had no objection to this application.
- b. **24/00291/FUL** - 6 Walters Close Galleywood Chelmsford CM2 8NU
Single storey rear extension and porch to side elevation. Addition of roof lights
RESOLVED that Galleywood Parish Councils had no objection to this application.
- c. **24/00273/FUL** - 3 Pyne Gate Galleywood Chelmsford Essex
Single storey rear extension
RESOLVED that Galleywood Parish Councils had no objection to this application.
- e. **24/00328/FUL** - 7 Ponds Road Galleywood Chelmsford Essex
Proposed Garage Conversion
RESOLVED that Galleywood Parish Councils had no objection to this application.
- f. **24/00252/FUL** - Great Baddow High School Duffield Road Great Baddow Chelmsford
Construction of an artificial turf pitch and sports pavilion with associated works including lighting, fencing and hard and soft landscaping. Siting of a storage container.
RESOLVED that Galleywood Parish Councils had no objection to this application.

PH24-546 Planning Decisions - Chelmsford City Council

Members noted the decision(s) of the following application(s):

- a. **24/00058/FUL** - Pipers Tye, Carne
Single storey rear extension to existing annex. **Refused**
- b. **24/00056/FUL** – 14 Skinners Lane, Galleywood
Two storey rear extension. **Granted**

PH24-547 Planning Enforcement Notices

Members noted the report in relation to planning conditions not being met for
22/00297/ENFB

Action: Clerk to pursue matters with the Planning Enforcement team.

There being no further public business to be transacted, the Chairman closed the meeting at 8.13pm

Signed Chairman

Dated