

GALLEYWOOD PARISH COUNCIL
MINUTES OF THE PLANNING AND HIGHWAYS MEETING
HELD AT THE KEENE HALL – LODGE ROOM – GALLEYWOOD
on Tuesday 1 October 2024 at 7.00pm
Formal acceptance will take place at the next Committee Meeting

Present:

Councillors: A McQuiggan (Chairman), N Paul, S Troop, and B Woolward
In attendance: Clerk

PH24-593 Apologies and Reasons for Absence

RESOLVED that an apology for absence be accepted for Cllr(s): G Bonnett and J Potter.

PH24-594 Declaring of Interests and Dispensations

There were none.

PH24-595 Public Participation Session with respect to items on the agenda

There were three members of the public who wished to address the committee in relation to agenda item 24-599b. Members listened to the concerns raised and agreed to take these into account when making comments to the planning authority.

PH24-596 Confirmation of Minutes

RESOLVED that the minutes of the meeting held on 3 September 2024 were a true and accurate account were signed by the Chairman.

On a proposal by the Chairman, it was RESOLVED to bring forward agenda item 24-599

PH24-599 Planning Applications

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

b. 24/01244/FUL Kessley, Margaretting Road

Raise roof to create first and second floor, single storey rear extensions, with internal alterations and additional fenestration.

RESOLVED that Galleywood Parish Council strongly objects to this planning application. They endorse the comments made by the Heritage Officer and fully support the comments made by residents.

The objection is due to the following factors:

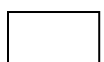
DM23 Bii – it is not compatible with the character and appearance of the area in terms of the scale and massing.

DM23 Biv- it does not have visually coherent elevations

DM25 – it does not provide Electric Vehicle charging point infrastructure

DM26 – it does not provide off street parking at a ratio of one space per bedroom

DM28 – the buildings visibility from longer range views does not contribute towards the skyline DM29i – it is overbearing and results in unacceptable overlooking.



Excessive noise activity and vehicle movements will be apparent due to the nature of the front access.

- It is out of character and would go against the spirit of the village design statement. (Character of the historic crossroads – Village center)
- There are concerns about the foundations and the services to the property and question if these would be sufficient for a new development and extended height.
- It does not give any due regard to the neighboring properties
- There has been no precedent set by raised roof lines in neighbours previous developments. In fact, evidence of refusals to raise the height of neighboring properties.
- The property is not empty as stated and is occupied at present

Enlarged Building – larger than the surrounding buildings dominating the historic corner

- Intrusive
- Bulky
- Large scale

Harm to the setting of: -

- Grade II - Eagle PH (1830s?)
- Former racecourse*. (1759 - 1935.)
- Grade II - St Michaels and All Saints Church (1873)

* Non-designated heritage assets of archaeological interest (such as the racecourse), which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

NPPF: 196c - ...the desirability of new development making a positive contribution to local character and distinctiveness

The Parish Council would also like CCC to note the following sections from NPPF: 196 - Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. This strategy should take into account:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- (b) the wider social, cultural, economic, and environmental benefits that conservation of the historic environment can bring.
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

206 - Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional 72.

207 - Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should

refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- (a) the nature of the heritage asset prevents all reasonable uses of the site; and
- (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- (c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- (d) the harm or loss is outweighed by the benefit of bringing the site back into use.

a. 24/01240/FUL 6 Brook Lane Galleywood

Proposed replacement single storey rear extension with skylights.

RESOLVED that Galleywood Parish Council has concerns to this planning application as it has been noted that the house has already been extensively converted and is subject to 24/01198/CLOPUD

The Parish Council is aware that the house as currently built, now has more bedrooms and more volume than the out-of-date drawings presented in this application.

On the basis that this extension application was made to the as drawn Property, Parish Council would have no objection to the extension.

However, we are aware that this application is subject to 24/01198/CLOPUD and that this building work is nearly completed and not now as drawn in this application, therefore the bulk of the property with this extension if built would be excessive particularly if this facilitated the use as an HMO.

DM23 Bii – it is not compatible with the character and appearance of the area in terms of the scale and massing.

DM25 – it does not provide Electric Vehicle charging point infrastructure

DM26 – it does not provide off street parking at a ratio of one space per bedroom
- it does not provide appropriate recycling and waste storage within the plot of the building.

DM29i – it is overbearing and results in unacceptable overlooking. Excessive noise activity and vehicle movements will be apparent due to the nature of the front access.

Please see our separate email comments on 24/01198/CLOPUD.

Action: Clerk to forward drafted comments to the Planning Authority in relation to 24/01198/CLOPUD.

PH24-597 The Clerk's Report

Members noted the Clerk's report on:

- **Parish Map**
Cllr AM confirmed that this was complete and ready to forward to Clerk
- **The Spinney**
TEG monitor the dipping platform weekly and will report back asap
Action: Clerk to request a further update
- **Twitten Green**
TEG have cut the hedge along the boundary and borders
- **CHP - Maintenance Watchhouse Shops**
On hold

- **Relocation of Dog Bins**

Chelmsford City Council have relocated the bin at Pavitt Meadow to nearer footpath 76.

PH24-598 Action Plan

Members considered and discussed items from the report provided.

RESOLVED that an informal meeting to discuss a walkabout of the parish to assess pavements and footpaths, will be held for all members to attend.

Action: Clerk to arrange meeting

PH24-600 Planning Decisions - Chelmsford City Council

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

24/01148/FUL Three Chimneys

Construction of roofed garden pergola. **Granted**

PH24-601 Planning Enforcement Notices

Members noted the report provided.

PH24-602 South Essex Parking Partnership (SEPP)

Members noted the report provided.

PH24-603 Street Naming and Numbering

Members considered if further suggestions would be put forward for a new road name for the new development, north of Galleywood Reservoir.

RESOLVED that Lavina Mews would be suggested as their first preference:-

- "Lavinia" from Mrs Lavinia Keene a philanthropist who was well known in Galleywood and who owned the land and who gave the land for the building of the nearby Keene Hall that still bears her name.
- "Lavinia" to avoid confusion with Keene Way elsewhere in Galleywood.
- "Mews" in honour of the nearby racecourse and the association of the site with horses. (*...a group of stables, typically with rooms above, built round a yard or along an alley*). This describes the form of the development with a nod to the former use of the site as a yard by the Water Board.

PH24-604 Consultation - Street Collections Policy

Members considered providing comments or feedback to the revised policy.

RESOLVED that comments would not be made.

There being no further public business to be transacted, the Chairman closed the meeting at 8.07pm

Signed Chairman

Dated