

GALLEYWOOD PARISH COUNCIL
MINUTES OF THE PLANNING AND HIGHWAYS MEETING
HELD AT THE KEENE HALL – LODGE ROOM – GALLEYWOOD
on Tuesday 5 November 2024 at 7.00pm
Formal acceptance will take place at the next Committee Meeting

Present:

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

In attendance: Clerk

Cllr J Turkentine

Malcolm Stuart – TEG

Four members of the public

PH24-605 Apologies and Reasons for Absence

RESOLVED that an apology for absence be accepted for Cllr(s): Woolward

PH24-606 Declaring of Interests and Dispensations

There were none.

PH24-607 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 PH24-612c. Members listened to the concerns raised and agreed to take these into account when making comments to the planning authority.

Action: Clerk to share comments made to Chelmsford City Council with residents.

One member of the public wished to address the committee in relation to a planning breach made to Chelmsford City Council regarding Nationwide tower crane.

Action: Clerk to contact CCC to express concerns of the siting of a further tower crane and request a status update to be shared with residents.

On a proposal by the Chairman, it was RESOLVED to bring forward agenda item 24-612c

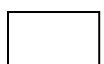
PH24-612 Planning Applications

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

c. 24/01093/REM - Land North of Galleywood Reservoir Beehive Lane Galleywood Chelmsford

Approval of reserved matters (landscaping) relating to 22/00397/OUT (Outline application for the construction of 24 new dwellings with associated parking and private amenity space. Access, appearance, layout and scale being sought. Landscaping a reserved matter.)

RESOLVED that Galleywood Parish Council has concerns to the reserved matters (landscaping) relating to 22/00397/OUT (Outline application for the construction of 24 new dwellings with associated parking and private amenity space. Access, appearance, layout and scale being sought. Landscaping a reserved matter.) and fully support the comments made by residents.



The concerns raised are due to the following factors:

DM26 – it does not provide off street parking at a ratio of one space per bedroom for properties around the access road. The Council would like to propose that the planned planting at the entrance to the development be replaced with a pathway that is flush with the road on both sides of the entrance. This would allow occupants residing in numbers 64,66,68 and 70 to apply for planning permission for off street parking and construct a driveway or hard standing to the front of their properties in addition to those provisioned within the development.

The Parish Council would like to propose that pavements are widened to allow occupants residing in numbers 72 and 74 to apply for planning permission for off-street parking and construct a driveway allowing for off-street parking in spite of the restrictive space on their properties.

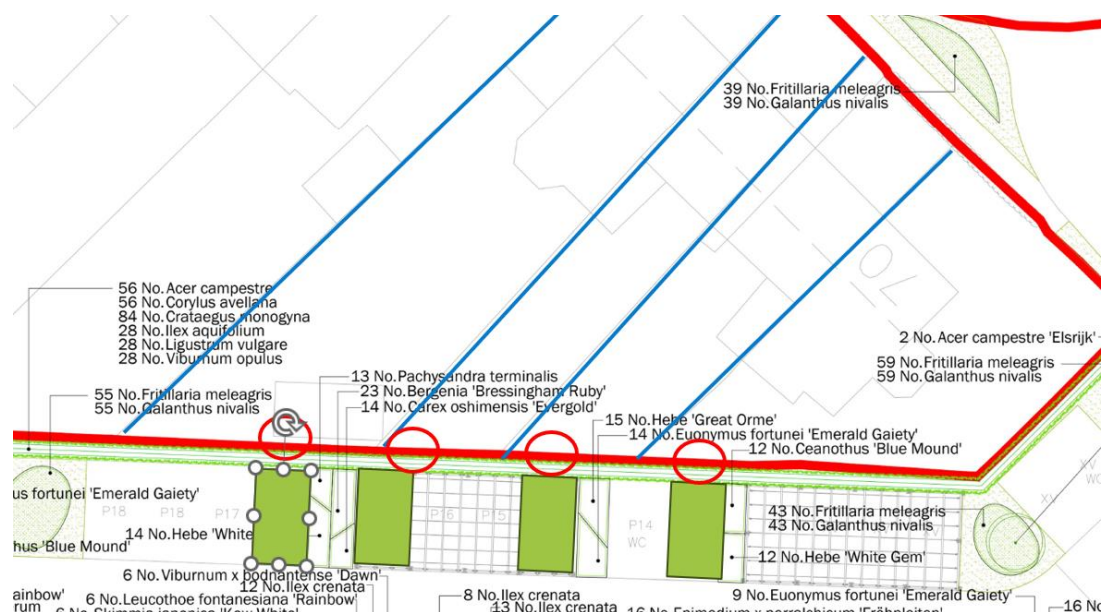


DM29 – it does not safeguard the living environment of the occupiers of any nearby residential property by ensuring that the development is not overbearing and does not result in unacceptable overlooking or overshadowing. The Council would like to propose that trees are planted to provide effective screening behind plots 8 and 9.

In addition, the Parish Council would like confirmation that:

- house numbers 64,66,68 and 70 are allotted the four parking spaces located nearest to their property boundary. (Green coloured spaces outlined below)
- house numbers 64,66,68 and 70 are provided with gated access from the rear of their property boundary to their allotted car parking space. (Red Circles below)
- lockable bollards are installed in the parking spaces allotted to house numbers 64,66,68 and 70 or other protective measures allowing the spaces to be reserved to the respective allocated property and providing adjacent access to the rear of their properties.

- d. lockable bollards are installed in the parking spaces allotted to house numbers 72 and 74 or other protective measures allowing the spaces to be reserved to the respective allocated property.
- e. access to Cottey House is removed from the development to reduce pedestrian and cycle traffic around the sheltered housing.



PH24-608 Confirmation of Minutes

RESOLVED that the minutes of the meeting held on 1 October 2024 were a true and accurate account were signed by the Chairman.

PH24-609 The Spinney

Members received a verbal report from TEG and noted that the group do not have sufficient insurance provisions to complete the proposals previously made for the dipping platform and bridge.

RESOLVED that:

- a. TEG will continue to monitor and report back the committee
- b. TEG will arrange an independent inspection of the area. One member abstained.
- c. The Parish Council will arrange for an independent inspection of the area

Action: Cllrs to forward to the clerk, information of companies to contact.

PH24-610 The Clerk's Report

Members noted the Clerk's report on:

- **Parish Map**
Awaiting response from Heritage House (Publishers) Ltd.
- **The Spinney**
Update from TEG - See agenda item 24-609
- **Twitten Green**
TEG cut the hedge along the boundary and tidy up on the borders.
- **Land off Lower Green**
Resident correspondence received via Cllr regarding farmland south of Lower Green / Roots Allotments. Resident asked if planning permission had been sought/is needed. 09.10.24 Planning Enforcement had advised the matter is currently being investigated and considered under planning enforcement case 24/00304/ENFB. The City Council are engaging with the landowners

on negotiations to reach an appropriate resolution. If any residents wish to directly receive an update, they are to submit a breach form on the CCC website. (Report a breach of planning control (chelmsford.gov.uk)).

- **Street Naming and Numbering**

Advised CCC that Lavina Mews would be suggested for the new development site on the land north of Galleywood Reservoir.

- **Walkabout around Parish**

Meeting not required - recirculated the 2023/2024 spreadsheet to Cllrs to update with their findings – see agenda item 24-611.

- **Watchhouse Shop Maintenance**

CHP advised the shop area is attended to around once per month with mulching being carried out over the winter months. They are not able to increase the level of service in this area as this would need to be funded. They do not receive any service charge income to maintain the shops and must prioritise paid for services. Any new shrub planting or other expense such as bark chippings would be dependent on other teams being able to provide a resource to cover this.

RESOLVED that community engagement would be sought to establish a working party to help maintain the planted areas at Watchhouse shops.

Action: Clerk to publish posters on noticeboards, social media and horticultural clubs within the village, to gauge interest.

- **Residents Signage**

Resident correspondence received via Cllr regarding a house sign at Myers Cough. Resident asked if planning permission had been sought/is needed. 21.10.24 Planning Enforcement had advised the matter is currently being investigated.

- **Slades Lane**

Resident correspondence received regarding overgrown vegetation and hedging which have narrowed the lane by at least two or three feet. Clerk forwarded to ECC Cllr McQuiggan to escalate to Highways.

PH24-611 Action Plan

To consider and discuss items from the report provided.

Road Safety – Provide Safer Roads and Improve Footpaths – Identify issues and potential solutions

It was noted that an ad hoc meeting did not go ahead for a walkabout around the village. In Spring 2023 Cllrs noted several areas that needed improvements which were raised with the relevant depts at CCC and ECC. These areas were rechecked by the Clerk, Admin Assistant and Cllr Shreeve in October 2024. It has been difficult to identify any action that has been completed.

Two residents did express their thanks regarding the actions undertaken by the Parish Council and the opportunity to discuss issues with councillors at the Saturday surgeries.

Action: ECC Cllr McQuiggan to review the improvements raised in Spring 2023 and prioritise under the member lead scheme.

It was noted that correspondence was received from a resident regarding Deadmans Lane.

RESOLVED that a speed review / study be requested for Deadmans Lane

Action: Clerk to communicate with Cllr McQuiggan in his capacity as ECC Cllr to request that supports the Parish Council and submits a request for a speed study to take place.

Clerk to contact the resident to request permission for ECC Cllr McQuiggan to contact them directly.

Environmental - Improve Street Scene - Maintain and improve Parish Land
Noted that the Spinney will continue to be reviewed by TEG and members.

Engagement - Communicate with Local shops/businesses and CHP – Revive the central garden area

RESOLVED that the Council continue to communicate with CHP – see agenda item 24-610.

PH24-612 Planning Applications

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

- a. **24/01335/FUL** - 471 Beehive Lane Galleywood Chelmsford CM2 8RL
Single storey rear extension
RESOLVED that Galleywood Parish Council have no objections to this application.
- b. **24/05201/TPO** - 2 Rous Chase Galleywood Chelmsford Essex
T18 Oak (T1 on map) - Reduce the height and spread of the tree by up to 2.0-2.5 metre.
RESOLVED that Galleywood Parish Council have no objections to this application.
- d. **24/01440/FUL** Pavitt Meadow, 29 Galleywood Chelmsford
Proposed single storey rear extension replacing conservatory. Partial garage conversion.
RESOLVED that Galleywood Parish Council have no objections to this application.

PH24-613 Planning Decisions - Chelmsford City Council

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

- a. **24/01240/FUL Brook Lane, 6**
Proposed replacement single storey rear extension with skylights.
Granted
- b. **24/01244/FUL Margaretting Road, Kessley**
Raise roof to create first and second floor, single storey rear extensions, with internal alterations and additional fenestration.
Refused

PH24-614 South Essex Parking Partnership (SEPP)

Members noted the September report provided.

There being no further public business to be transacted, the Chairman closed the meeting at 8.28pm

Signed Chairman

Dated