

Galleywood Parish Council



The Keene Hall, Watchhouse Road, Galleywood, Chelmsford CM2 8PT

You are hereby summoned to attend a **Planning and Highways Meeting** on Tuesday, 4 **March 2025** at 7.00pm in Lodge Room, The Keene Hall, Watchhouse Road, Galleywood CM2 8PT for the purpose of transacting the following business. Members of the press and public are welcome to attend.

K Wilde

Mrs Kelly Wilde
Clerk to Galleywood Parish Council
20 February 2025

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

PLANNING AND HIGHWAYS COMMITTEE

A G E N D A

This meeting will be recorded.

PH25-637 Apologies and Reasons for Absence

To receive and approve apologies and reasons for absence.

PH25-638 Declaring of Interests and Dispensations

Declaration of any 'disclosable pecuniary' interests, other pecuniary or non-pecuniary interests relating to items on the agenda in accordance with the Code of Conduct.

PH25-639 Public Participation Session with respect to items on the agenda

To allow up to 15 minutes for members of the public to make representations.

PH25-640 Confirmation of Minutes

(herewith)

To agree and sign the minutes of the meeting held on 4 February 2025.

PH25-641 The Clerk's Report

(herewith)

To receive and note the Clerk's report as provided.

PH25-642 Planning Applications

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

a. 25/00149/FUL Esgores, Stock Road Galleywood

Conversion of part of the existing garage to include the addition of windows and doors to side & rear. Footprint unchanged.

[Application details](#)

b. 25/05034/TPO St Michaels Church Of England Junior School Barnard Road

T2 - Willow - Pollard back to previous points - Reason: Due to a suspected split,

danger it could land on the school building.

[Application details](#)

- c. **24/01766/CLEUD** Land South of Lower Green Galleywood Chelmsford
Certificate of lawfulness to regularise the construction of track and eco-grid system
[Application details](#)

- d. **23/01930/OUT** - Land North and East of Junction 17 Of the A12 Chelmsford
An addendum transport assessment for the above planning application.
Members to note this new information has been sent to both Essex County Council Highway Authority and National Highways for their review.
[Application details](#)

PH25-643 Planning Decisions - Chelmsford City Council

Members to note the decision(s) of the following application(s):

- a. **24/01093/REM** Land North of Galleywood Reservoir Beehive Lane
Application for the approval of reserved matters (landscaping) relating to 22/00397/OUT
Granted
- b. **24/01440/FUL** Pavitt Meadow 29
Proposed single storey rear extension replacing conservatory. Partial garage conversion
Granted
- c. **24/01657/FUL** Poolman Ltd Bakers Lane West Hanningfield
Change of use from Commercial Industrial to flexible business uses (Use Classes E(g) and Storage (B8).
Refused
- d. **24/01758/FUL** 1 Pym's Road Galleywood
Two storey side extension
Granted
- e. **24/01765/ADV** Land South of Lower Green
Retrospective application for x1 non-illuminated entrance sign.
Refused
- f. **24/01511/FUL** Badgers Close, 3
Proposed Single and two storey front extensions
Granted

PH25-644 Planning Appeal Notifications – Chelmsford City Council

To note of the decision(s) of the following application(s):

24/01244/FUL – Kessley, Margaretting Road Galleywood
Raise roof to create first and second floor, single storey rear extensions, with internal alterations and additional fenestration.
Dismissed

PH25-645 Chelmsford City Council Local Plan review

To consider making comment. The consultation period will run for six weeks from: 10am on Tuesday 4 February 2025 to 4pm to Tuesday 18 March 2025.

[CCC Consultation Information](#)

The next Planning and Highways Committee is on Tuesday 1 April 2025 at 7.00pm

GALLEYWOOD PARISH COUNCIL

MINUTES OF THE PLANNING AND HIGHWAYS MEETING

HELD AT THE KEENE HALL – LODGE ROOM – GALLEYWOOD

on Tuesday 4 February 2025 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, J Turkentine

In attendance: Clerk

Four members of the public

PH25-626 Apologies and Reasons for Absence

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

PH25-627 Declaring of Interests and Dispensations

There were none.

PH25-628 Public Participation Session with respect to items on the agenda

There were four members of the public who wished to address the committee in relation to agenda item PH25-635a, PH25-635c and PH25-635d. Members listened to the concerns raised and agreed to take these into account when making comments to the planning authority.

On a proposal by the Chairman, it was RESOLVED to bring forward agenda items PH25-635a, PH25-635c and PH25-635d

PH25-635 Planning Applications

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

- a. 24/01735/FUL** Unit And Yard 8 At Five Tree Works Bakers Lane Galleywood. Change of use from mixed-use storage and distribution (Use Class B8) and provision of education (Use Class F1(a))

RESOLVED that Galleywood Parish Council strongly objects to this application.

The covering letter from Dovedale Architects, provided with the application states:

*'The education / training element of the Proposed Development focuses on the training of small, mobile, machinery / equipment (importantly, there would be **no visible tower crane on Site**). The tower crane is due to be removed, on the 16 December and the Proposed Development would have **no visual impact** (from short or long views).'*



The Parish Council strongly disagree with this statement by the developer, Following the removal of the crane in December - two cranes are currently visible, one yellow and one black. These can be seen from the A12 and The Heritage Centre in Galleywood. Both have "Visible impact"

The Parish Council has continued to raise concerns about the appearance of cranes at this site since the initial planning application was submitted. Particularly the colour and mobility of the crane(s) and their height on the site.

In addition, the Parish Council notes that:

1. No provisions for services provided for training or staff on site e.g., toilets, catering facilities, or classrooms to support the education/training activities. i.e. the site is not suitable for education. It is also adjacent to children's educational facilities.
2. The erection of the tower crane(s) and other cranes on the ridgeline/horizon adjacent to the A12 is considered by this council a hazard (distraction) for the sightline of drivers and its visibility from the adjacent Galleywood Common nature reserve.
3. 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. Other developments adjacent to The Common have had their structures controlled by their relevant planning conditions, severely restricting the visibility.
4. The silent majority and car drivers using the A12 have not been consulted on this planning application.
5. It is recognised that this site is now proposed to be a national training facility that will increase the motor traffic in an already congested area.
6. This council supports the residents' 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) or crane training facility at this location is appropriate, nor suitable for the environment and too small for the provision of suitable facilities. The Parish Council also objects to the erection of any permanent or temporary tower or telescopic crane structure at this site.

The Parish Council requests that planning conditions be listed and enforced for this site preventing the erection of any structures, permanent or temporary, that are visible. i.e. NO VISIBLE Impact

Action: Clerk to inform the public in attendance of the decision made by CCC once known.

- c. **24/01765/ADV** Land South of Lower Green Galleywood
Retrospective application for x1 non-illuminated entrance sign.

RESOLVED that Galleywood Parish Council strongly objects to this application for the following reasons:

- This is to erect a sign which has already been erected without consideration for its surroundings.
- The sign is out of keeping with the rural lane. (Location, size, colours, construction materials)
- The sign is inappropriate for the green belt area. It constitutes an inappropriate advertisement.
- The sign is on the edge of the highway. There are no special circumstances to allow this. Neighbouring farms do not have signs on the highways and concerns are raised that this may set a precedent for others.
- The sign currently obscures the sightlines for drivers exiting the site

This council supports the residents' objections presented at the meeting and on the portal without reservation.

- d. **24/01763/FUL** Land South of Lower Green Galleywood
Retrospective application for the siting and retention of 2 No. green storage containers and 1 No. grey portacabin

RESOLVED that Galleywood Parish Council strongly objects to this application for the following reasons:

- The containers are out of keeping with the use of the greenbelt.
- The colours of the containers/furniture are out of keeping with the site.
- It has been noted that earthworks have been completed on this site.
- The proximity to the Highway and to residential properties.
- Photographs taken from the site show that residents house overlook this area.
- Since the use of this land is agricultural, there is sufficient agricultural storage and additional space elsewhere on the farm and away from the rural setting of the road.
- The Parish Council observes that an office is being established on the site, this use is not agricultural.
- The Parish Council is concerned that work has been carried out on this site without planning permission being allocated and the impact on the locality assessed. This site is not suitable for the business and activities currently demonstrated – even before the site capacity is reached.
- The Parish Council notes that the village already has two nearby allotment sites with current vacancies, as do other neighbouring parished areas.
- The Parish Council notes that 107 Plots with possibility to go to 500, have been allocated together with secondary activities on the site and insufficient highways assessment has not been carried out. This development will have a significant effect on local traffic.
- The provision of all-weather parking for 500 plots (or even 107) is not acceptable in this setting. Planning has already been refused nearby where this was adjacent to much wider roads.

- The Parish council observes from the photographs in the report that leisure facilities have been established on the site to accommodate 60 seated positions and picnic tables on site. This is not commensurate with an agricultural use of the property and establishes a recreational area.
- The Parish the Council notes from The Roots website that the proposed use of this site is not commensurate with agricultural use and as such, will attract visitors above and beyond casual agricultural uses of the site.
- The Parish Council do not feel that this site is suitable for non-agricultural use.
- The provision of extensive parking on this site is not commensurate with agricultural usage of the site.
- The site is on a partially residential rural lane. Lower green is effectively a single lane has always been a single lane, which is not suited for increased traffic flow.
- The Parish Council are concerned about access to additional vehicles on the lane and the lack of provision and access and egress visibility splays.
- The Parish Council notes that Lower green leading to Rignell's Lane was designated some 25 years ago as a low traffic zone and is signposted as such to divert agricultural/industrial vehicles away from the lane. Driving additional traffic to this lane was not acceptable then and is not acceptable now.
- The Parish Council is aware that the use of this site may necessitate flood lighting, and this is not in keeping with the dark lane and rural setting.
- The proximity of dwellings adjacent to the site raises concerns about noise and nuisance issues from the increased activity on the site.
- The retail aspirations and the provision of services on the site, listed in the applicant's website is not commensurate with an agricultural use.
- The Parish Council therefore strongly objects to the development of this site (including the siting of storage containers and office facilities) together with the strong probability that its use will creep from low impact acceptable agricultural use to non-acceptable growth of facilities on site, as already demonstrated in the applicants' pre-emptive changes documented (by the applicant).

This council supports the residents' objections presented in person at the Parish Council meeting and posted on the portal without reservation.

PH25-629 Confirmation of Minutes

RESOLVED that the minutes of the meeting held on 7 January 2025 were a true and accurate account were signed by the Chairman.

PH25-630 The Clerk's Report

Members noted the Clerk's report on:

- **South Essex Parking Partnership**
Members can view internally on 365 - [SEPP](#)
- **Highways Maintenance Reports**
Members can view internally on 365 - [Correspondence Log.xlsx](#)
- **Chelmsford City Council Enforcement Notices**
Members can view internally on 365 - [Planning Enforcements - CCC](#)

- **Road Sign – Bekeswell Place**
Two poles supporting the sign on the grass area that were both badly rusted, have been reported and replaced.
- **Parish Map**
Awaiting updates from Cllr AM and Heritage House (Publishers) Ltd
Action: members to forward amendments to the Clerk by 10.02.25
- **The Spinney**
Liaised with TEG. See agenda item 25-631
- **Watchhouse Shop Maintenance**
Posters re-advertised to gauge further interest for help with this.
- **Land South of Lower Green**
Application for Track and Eco grid system had been validated by CCC. Email correspondence forwarded to members
- **Twitten Lane**
Damaged bollards requested to be fixed by CCC
Action: Clerk to request CCC to reinstate bollards at end of Twitten Lane.

PH25-631 Action Plan

Members considered items to be focused on for the remainder of 2024/2025 for this committee and noted the current positions of:

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

No update was received from ECC Cllr McQuiggan establishing if footpath 76 funding had been resurrected.

Environmental - Improve Street Scene - Maintain and improve Parish Land.

It was noted that Clerk had forwarded correspondence to TEG and is awaiting a response.

Action: Clerk to sought prices for additional bulbs

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

It was noted that the Council had receive two further residents' interests from the Cllrs Saturday Surgery.

Action: Clerk to arrange meeting for interested parties.

PH25-632 Community Speed Watch

Members discussed and considered the report provided.

RESOLVED that the committee would help promote a community speed watch in Galleywood.

Action: Clerk to share article with Schools, social media and May edition of Grapevine.

PH25-633 St Michaels Junior School

Members discussed and considered the report provided.

RESOLVED that:

- committee will promote a Community Speed Watch.
- investigate the feasibility and costings of installing Vehicle Activation Signs
- investigate costs for five 'Buddy signs'

It was noted that all financial costs would be taken to Full Council for consideration.

PH25-634 Dog Bin

Members discussed and considered the report provided.

RESOLVED that a recommendation would be made to Full Council to purchase two additional bins adjacent to current ones, at The Common carpark and Horse and Groom Pub. Costs would be met by CIL funds.
It was noted that future liabilities or on costs would be met by CCC and not the Parish Council.

PH25-635 Planning Applications

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

- b. 24/01758/FUL** 1 Pym's Road Galleywood
Two storey side extension
RESOLVED that Galleywood Parish Council had no objection to this application.
- e. 24/01638/FUL** 78 Keene Way Galleywood Chelmsford Essex
Single storey front extension, part single storey rear and two storey side and part rear first floor extension. Demolish existing garage and construct new outbuilding at rear garden
RESOLVED that Galleywood Parish Council had no objection to this application.
- f. 25/05007/TPO** Ponds Road, 13
T10 - Acacia Located in the front lawn of 13 Ponds Rd - Full pollard - Reason: The tree has developed a split trunk which is starting to rot and tree surgeon advised tree is unhealthy.
RESOLVED that Galleywood Parish Council had no objection to this application.
Action: Clerk to contact CCC to request a review of all TPO's in Galleywood.

PH25-635 Planning Appeal Notifications – Chelmsford City Council

Members noted that an appeal had been lodged in respect of the application below, Chelmsford City Council will notify the Council of the decision in due course.

24/01244/FUL - Kessley Margaretting Road Galleywood
Raise roof to create first and second floor, single storey rear extensions, with internal alterations and additional fenestration.

PH25-636 Planning Decisions - Chelmsford City Council

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

- a. 24/00731/FUL** The Street, Maple House
New residential dwelling and detached garage
Refused
- b. 24/00941/FUL** Beehive Lane, 430
Replacement double garage and garden store
Granted
- c. 24/01470/FUL** Watchhouse Road, 19
Installation of air source heat pump
Granted
- d. 24/00252/FUL** Duffield Road, Great Baddow High School
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.
Granted

- e. **23/01138/S73** Roughtons, 9
Variation of Condition 2 of planning permission 23/01138/FUL (Proposed demolition of existing single storey rear extension and garage. Proposed two storey side and front extension and internal garage. Replacement rear single storey extension.)
Change in roof design from hipped to gable end
Granted
- f. **24/05254/TPO** Galleywood MOT Service And Repair Centre Barnard Road
T1 Oak - Located behind Galleywood mot centre- 2-3m canopy, re pollard back to previous pruning points. Reason: So foliage is not blocking the gutters with leaves
Granted

There being no further public business to be transacted, the Chairman closed the meeting at
8.43pm

Signed Chairman

Dated

Clerk's Report Planning and Highways Committee 4 March 2025		
Item	Action Taken and Outcome	Date note closed
South Essex Parking Partnership	Members can view internally on 365 SEPP	ongoing
Highways Maintenance Reports	Members can view internally on 365 Correspondence Log.xlsx	ongoing
Chelmsford City Council Enforcement Notices	Members can view internally on 365 Planning Enforcements - CCC	ongoing
Parish Map	Heritage House (Publishers) Ltd advised this will be available for review shortly	To be discussed
Twitten Ln	12.02.25 requested ECC Cllr AM to discuss with Highways the reinstatement of bollards	Awaiting outcome
Action Plan – Environment and Engagement	Bulb prices requested from CCC Watchhouse Shop Maintenance - Meeting to be held at the Library on 8 March with Cllrs and interested parties	Awaiting response Awaiting outcome
Community Speed Watch	Article shared with Local Schools, social media and May Grapevine	04.03.2025
St Michael's Junior School	Shared with Full Council 20.02.2025, costs for five buddy signs and Investigations of installing Vehicle Activation signs.	04.03.2025
TPO's	CCC advised there are no resources to routinely review TPO's. Whilst you may be seeing applications to pollard trees, this is not necessarily a problem. Pollarding can be part of an established management plan for a tree, so continuation can be supported in principle. Also, retaining pollarded specimens can be more beneficial in terms of amenity and biodiversity compared to completely felling or removing a tree. One of the key reasons that we wouldn't want to revoke a TPO is that, where we receive an application to fell or remove a tree, and that application is granted, we can secure replacement planting.	04.03.2025