

GALLEYWOOD PARISH COUNCIL
MINUTES OF THE PLANNING AND HIGHWAYS MEETING
HELD AT THE KEENE HALL – LODGE ROOM – GALLEYWOOD
on Tuesday 4 March 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, and B Woolward

In attendance: Clerk
Nine members of the public

PH25-637 Apologies and Reasons for Absence
There were none.

PH25-638 Declaring of Interests and Dispensations
There were none.

PH25-639 Public Participation Session with respect to items on the agenda
There were nine members of the public who wished to address the committee in relation to agenda item PH25-642c. 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
PH25-642c**

PH25-642 Planning Applications

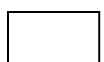
Members considered the following application(s) received from Chelmsford City Council and submitted comments by return.

- c. 24/01766/CLEUD** Land South of Lower Green Galleywood Chelmsford
Certificate of lawfulness to regularise the construction of track and eco-grid system
RESOLVED that Galleywood Parish Council feels that the construction of an eco-grid system will establish a de facto car park, which is not agricultural use.
This council supports the residents' objections presented at their meeting held on 4 March 2025 and on the Chelmsford City Council planning portal without reservation.

In addition, this Council provides the following observations and strongly objects to the application for regularisation:

1. Site activities

The application seeks to regularise the development of the site to support a business that has been widely advertised on the World Wide Web, Facebook and other outlets ([Roots website](#)) . Some of the advertised non-



agricultural purposes of the site is understood from these sources to be as follows:-

Amenities & Facilities

- Car Parking
- Picnic Areas
- Cooking Classes
- Toilets

Education & Community

- Events & Workshop
- Yoga
- One-on-One Education
- Long Table Dinners (Subsidised)

Local items

- Local Soap
- Communal Tool Storage
- Teepee

2. This Council strongly objects to the regularisation of the facilities that supports and encourages the use and expansion of the non-agricultural uses of the site advertised.
3. The provision of parking in green belt for the current one hundred and seven rented allotment plots is not agricultural use. Observational evidence suggests that parking to plot access is currently at approximately 1:1 leading to the estimate for use of the initial phase development would require more than one hundred spaces at peak usage. The site has capacity or five hundred plots growing the parking requirement even further. The development of green belt land for agricultural purposes should not allow the consequential provision of non-agricultural parking provision resulting from the unsuitable siting of the “high user volume” development which has not been scrutinised or planned properly to fit into the existing infrastructure.

4. The advertising also makes the following claims:

Protecting and Promoting Biodiversity

“Every site is designed to support wildlife habitats, protect pollinators, and grow chemical-free crops that enrich the land. By working together, our members actively contribute to a thriving, biodiverse environment.”

The provision of the track has also included the provision of wildlife unfriendly perimeter fencing and gates. This facility has been placed in a high traffic wildlife area with two adjacent badger sets, large populations of resident and migrant hares, muntjak and other species. Initial fencing erected provided for limited access of these animals through the site. It is noted that the fencing has now been modified to block animal access altogether by closing the gaps in the fencing with small aperture chicken wire, indeed this now forms an animal trap when the gates are closed at night preventing egress to any animal that may have entered through the open gates. The support structures installed as a result of the development seeking regularisation are neither supporting wildlife habitats nor enriching the land. There are perhaps unintended consequences of enclosing the land.

The Parish Council therefore concludes: -

- a) The provision of extensive parking on this site is not commensurate with agricultural usage of the site.
- b) The proximity of dwellings adjacent to the site raises concerns about noise and nuisance issues from the increased activity on the site. Currently ninety-eight of the one hundred and seven plots have been taken as stated on the applicant's website. It is noted from the applicant's site maps that the possible future intention is to have an allotment area at least four times larger than the current area.
- c) Concerns are raised for the protection of wildlife, including hares and badgers being restricted by fencing creating a wildlife trap. A badger set is also within thirty metres proximity of this site.
- d) The applicant's website states that Roots are offering the following facilities and services; none of which are considered agricultural or lawful in this context.
 - Car Parking
 - Picnic areas
 - Giant Teepee
 - Cooking classes
 - Toilets
 - Events & Workshop Passes
 - Long Table Dinners (Subsidised)
 - Crafting workshops
 - Yoga
 - Sound baths
 - A "festival of growth" with food & music.
- e) 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. HGV and farm traffic is routed around the single-track access lane by signage. The lane is not suitable for increased two-way traffic levels.
- f) Concerns are raised about access to additional vehicles on the lane. Verges have already shown damage and have been widened due to the already increased traffic flow, passing and turning.
- g) The use of this site may necessitate flood lighting, and this is not in keeping with the dark lane and rural setting.
- h) Lower green leading to Rignell's Lane was designated twenty-five 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.

PH25-640 Confirmation of Minutes

RESOLVED that the minutes of the meeting held on 4 February 2025 were a true and accurate account were signed by the Chairman.

PH25-641 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](#)
- **Parish Map**

Map shared with members for review.

Action: Cllr McQuiggan to share with tEG and Walking groups

- **Twitten Lane**
ECC Cllr McQuiggan awaiting response from Highways on the reinstatement of bollards
- **Action Plan**
Environment – Bulbs prices requested from CCC – awaiting response
Community Engagement - Meeting being held 8 March 2025 at the library 10am-11am for volunteers and interested parties to discuss Watchhouse Shop Maintenance.
- **Community Speed Watch**
Article shared with the community
- **St Michael Junior School**
Shared with Full Council 20 February 2025, costs for five buddy signs and Investigations of installing Vehicle Activation signs
- **TPO's**
CCC advised there are no resources to routinely review TPO's.

PH25-642 Planning Applications

Members considered the following application(s) received from Chelmsford City Council and submitted 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.
RESOLVED that Galleywood Parish Council had no objections to this application.
- 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.
RESOLVED that Galleywood Parish Council had no objections to this application.
- 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 noted this latest information had been sent to both Essex County Council Highway Authority and National Highways for their review.
RESOLVED that Galleywood Parish Council had no comments at this time.

PH25-643 Planning Decisions - Chelmsford City Council

Members noted 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 Pyms 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
Members noted 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.
Appeal was dismissed

PH25-645 Chelmsford City Council Local Plan review
Members considered making comment, noting the consultation period will run for six weeks from: 10am on Tuesday 4 February 2025 to 4pm to Tuesday 18 March
RESOLVED that Galleywood Parish Council had no comments at this time.

There being no further public business to be transacted, the Chairman closed the meeting at
8.04pm

Signed Chairman

Dated