

# Galleywood Parish Council



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

You are hereby summoned to attend a **Planning and Highways Meeting** on Tuesday, **8 April 2025** at 7.00pm in Lodge Room, The Keene Hall, Watchouse 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  
1 April 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.

- PH25-646 Apologies and Reasons for Absence**  
To receive and approve apologies and reasons for absence.
- PH25-647 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.
- PH25-648 Public Participation Session with respect to items on the agenda**  
To allow up to 15 minutes for members of the public to make representations.
- PH25-649 Confirmation of Minutes** (herewith)  
To agree and sign the minutes of the meeting held on 4 March 2025.
- PH25-650 The Clerk's Report** (herewith)  
To receive and note the Clerk's report as provided.
- PH25-651 Action Plan** (herewith)  
To consider and discuss items from the report provided.
- PH25-652 Planning Applications**  
To consider the following application(s) received from Chelmsford City Council and submit comments by return.
- a. 25/05039/TPO Block 40 To 50 Spring Rise Galleywood Chelmsford**

T1 Oak - Located on boundary of adjacent property 21 Moretons- Reduce encroaching branches back 2m to appropriate growth points leaving sufficient clearance to building BLOCK 40-50.

[Application details](#)

- b. 25/00331/FUL - 52 Brook Lane**  
Front porch and side extension  
[Application details](#)
- c. 25/00351/FUL - Kessley Margaretting Road**  
Proposed loft conversion with dormers. Part first floor, part single storey rear extension.  
[Application details](#)
- d. 25/05050/TPO - 13 Ponds Road**  
T10 False Acacia- Fell. Reason: Showing signs of stress  
[Application details](#)
- e. 25/00403/FUL - 95 Keene Way**  
Proposed single storey ground floor rear extension. Part first floor rear extension  
[Application details](#)
- f. 25/00424/ADV - Land South of Lower Green**  
Retrospective application for the siting of 1 No Entrance Sign (Non-illuminated)  
[Application details](#)

**PH25-653 Proposed base station upgrade**

Parklands farm, Lower Green, Galleywood (ngrs: e 571480/202590)

To consider the following consultation received from Cornerstone.

**Description of Development:** 7 metre tower extension to existing 15 metre tower and replacement of the existing 6 no. antennas with 6 replacement antennas and ancillary development thereto.

As part of the operator's network improvement program, there is a specific requirement for a radio base station upgrade at this location to replace existing equipment with the latest technologies, which will improve existing coverage provisions for better signal strength, capacity and speed.

**PH25-654 Planning Decisions - Chelmsford City Council**

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

- a. 24/01638/FUL Keene Way 78**  
Single storey front extension, part single storey rear and two storey side and part rear first floor extension. Demolish the existing garage and construct new outbuilding at rear garden.  
**Granted**
- b. 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.  
**Granted**
- c. 25/00149/FUL Esgores, Stock Road Galleywood.**  
Conversion of part of existing garage to include the addition of windows and doors to side & rear. Footprint unchanged.  
**Granted**

- d. **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.  
**Granted**

**PH25-655 Dog Bins**

To consider a resident request to purchase a dog bin at the end of the bridal path  
that leads out into Brook Lane Galleywood.

The next Planning and Highways Committee is on 6 May 2025

**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**

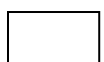
Members considered the following application(s) received from Chelmsford City Council and submitted comments by return.

- 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 .....



Clerk's Report Planning and Highways Committee 8 April 2025		
<b>Item</b>	<b>Action Taken and Outcome</b>	<b>Date note closed</b>
South Essex Parking Partnership	Members can view internally on 365 <a href="#">SEPP</a>	ongoing
Highways Maintenance Reports	Members can view internally on 365 <a href="#">Correspondence Log.xlsx</a>	ongoing
Chelmsford City Council Enforcement Notices	Members can view internally on 365 <a href="#">Planning Enforcements - CCC</a>	ongoing
Parish Map	Cllr AM collating amendments needed. 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 – Volunteers pack to be drawn up	Awaiting response
Vehicle Activation signs – Barnard Road	Requested a letter of support from ECC Cllr McQuiggan.	Awaiting response

## Appendix 1

# Galleywood Parish Council

As agreed at Full Council 18 July 2024

### ACTION PLAN 2024-2025 - (Financial Year not Calendar Year)

GPC - Galleywood Parish Council, ECC - Essex County Council, LHP - Local Highways Panel, CCC - Chelmsford City Council, CHP - Chelmer Housing Partnership

Prio	Comm	SUBJECT : OBJECTIVE	STRATEGY	ACTION	OUTCOME	Notes	Cost 2024- 25	Cost 2025- 26	Cost 2026- 27	End date
		<b>ROAD SAFETY: OBJECTIVE</b> To make improvements and provide safer roads and footpaths in a number of identified areas of Galleywood								
	P&H		Improve footpaths	pavements and roads - identify issues and potential solutions. Maintain pressure to improve surfaces, areas of concern are monitored and reported to the appropriate agencies	Improved footpaths	Last walkabout took place in Spring 2023. Current problems to be reported to ECC Cllr AM	£0.00	£0.00	£0.00	ONGOING
		<b>ENVIRONMENTAL ISSUES : OBJECTIVE</b> Galleywood Parish Council will seek to improve the environment and facilities in the village.								
	P&H		to improve the street scene	To maintain and improve the parish land at The Spinney. Annual clearing of vegetation to take place by TEG.Regular review of the condition of the dipping platforms and walkways by Cllrs and TEG.	Keep the village looking clean and tidy	TEG and Cllrs are reviewing dipping platform weekly				
		<b>ENGAGEMENT : OBJECTIVE</b> To strive constantly to improve engagement across the parish.								
	P&H		Communicate with Local shops, businesses and CHP	Work with CHP to revive the central garden community area.	provide a better shopping experience	Volunteer group being set. CHP in agreement	£0.00	£0.00	£0.00	

Approved 20 October 2022