

**Minutes of the Meeting of the Doddinghurst Parish Council Planning Committee
held on the 10th August 2010 in the Parish Office at 9.30am**

Present: Cllrs D. Dicker (Chair), A. Smith, C. Enderby, G.W. Bateson

1. Apologies for absence:, A. Oliver, P. Davenport

2. Minutes of the meeting dated 20th July 2010: Approved and signed.

3. Declaration of Interests relating to items on this agenda: None.

4. Planning applications received/commented upon:

BRW/451/2010 Location: 63, Barn Mead, Doddinghurst, CM150NE
Development: Conversion of Garage into habitable accommodation No Comments

BRW/466/2010 Location: 5, Peartree Close, Doddinghurst, Essex, CM150TU
Development: First Floor extension over existing garage (renewal) No Comments

BRW/487/2010 Location: Glyn Cottage, Mountnessing Lane, Doddinghurst, CM150SP
Development: Erection of three garages. No Comments

BRW/453/2010 Location: Moudaire Farm, Church Lane, Doddinghurst, Essex, CM150JB
Development: Change of use to allow for a proposed Equine Livery Facility for up to 10 Horses
History: The land is Green Belt and Moudaire Farm was originally granted residential development on the basis that the property was a viable Chicken Farm. The owners have obtained a number of planning approvals to extend the facilities of the Chicken Farm and retain it as a viable unit.

Comment: The Parish Council objects very strongly to the above application for the following reasons:

1. Green Belt Development

The land is Metropolitan Green Belt and as such is protected under both government (policy PP2) and local plan policies (GB1) against development unless under exceptional circumstances. We maintain that there are no exceptional circumstances to permit this development.

The original reason for permitting the development of the land has ceased to exist and the proposals constitute a major change of use.

2. Site Access

The applicant states that there are a number of bridleways in close proximity to Moudaire Farm. There are none within easy reach and all the lanes that give access to Bridleways are small and to have Moudaire farm as a livery stables with horses perambulating down the narrow lanes will present a serious safety hazards to road users and is contrary to GB 25 (v). Local footpaths, as described on the definitive map, are footpaths and are not accessible to horses.

3. Material Impact.

The Council disagrees that this development will not have material impact on the Green Belt and is contrary to GB 25 (ii). Not only is a peripheral exercise space being planned but also a ménage. At this juncture lights for the ménage are not mentioned but no doubt would become a requirement at some future point to permit winter evening use of the facility and to improve its viability. All of this is unacceptable at a location that borders major areas of green space.

BRW/495/2010 Location: 27 Park Meadow, Doddinghurst, CM150TT
Development: Front extension to garage, erection of porch & canopy
Comment: The Parish Council offers no comments on the proposed development.

We have received a letter from the neighbour who is stating that the shared element of the access to the garage shown on the plan is incorrect and to permit the development would require the owner of 27 Park Meadow to cross his property to gain entry to the proposed garage. This letter is attached FYI.

BRW/506/2010 Location: Springfield, Days Lane, Doddinghurst, Essex, CM159SL
Development: Erection of outbuilding (retrospective)
History: Applications for extension work on the main dwelling BRW/202/2007, BRW418/2007 and BRW/963/2007 are on record, the last of which was refused (W/L 1310) The property is on Land in Metropolitan Green Belt and subject to limits on development under Green Belt regulations.

Comment: The Parish Council objects to the proposed application since the property is in Metropolitan Green Belt, to which stringent controls apply as detailed in policy GB1, as below:

GB1 New Development

WITHIN THE GREEN BELT, AS DEFINED ON THE PROPOSALS MAP, PLANNING PERMISSION WILL NOT BE GIVEN, EXCEPT IN VERY SPECIAL CIRCUMSTANCES, FOR CHANGES OF USE OF LAND OR THE CONSTRUCTION OF NEW BUILDINGS OR EXTENSION OF EXISTING BUILDINGS, FOR PURPOSES OTHER THAN THOSE APPROPRIATE TO A GREEN BELT, OR FOR THE RE-USE OF EXISTING BUILDINGS THAT DO NOT COMPLY WITH THE CRITERIA SET OUT IN POLICIES GB15 AND GB16.

ALL PROPOSALS WILL ADDITIONALLY, WHERE THEY APPLY, BE JUDGED AGAINST THE OTHER POLICIES IN THIS PLAN

The Parish Council does not believe that exceptional circumstances prevail.

Furthermore the "outbuilding" consists of a detached brick and timber double garage plus lean to shed that is set in a very prominent position in the front garden and located close to the boundary hedge. It is therefore out of keeping with the street scene and detrimental to the Green Belt and possibly contravenes construction requirements for a garage built within a metre of the property boundary.

5. Officers Decisions/ Decisions Awaited.

- BRW/379/2010 Development:** Location: The Camping and Caravan Club Kelvedon Hatch, Warren Lane, Brentwood, Essex
Provision of 18 new hardstanding pitches within the site, construction of minor extension to internal site access road. **Approved/ W/L 1447**
- BRW/386/2010 Development:** Location: Belle Vue, Brook Lane, Doddinghurst, Brentwood, Essex, CM15 0HZ
Temporary siting of Mobile Home while the house is being renovated/extended. Hardstanding adjacent to stable block. **Refused/ W/L 1448**
- BRW/392/2010 Development:** Location: Larchwood, Doddinghurst Road, Brentwood, Essex
Erection of 1.8m high railings to side of property. **Approved**
- BRW/424/2010 Development:** Location: Tiptree Lodge, Outings Lane, Doddinghurst, Brentwood, Essex, CM15 0HZ
First Floor extension, rear dormer windows and Car Port. **Approved**
- BRW/311/2010 Development:** Location: The Willows, Place Farm Lane, Doddinghurst, Brentwood, Essex, CM15 0HZ
Removal of condition 1) of planning permission ref. BRW/1120/2005 (limiting occupants and temporary period of 3 years) for two additional caravan pitches. **Decision awaited**
- BRW/326/2010 Development:** Location: 26 The Gardens, Doddinghurst
Rear dormer window, single storey rear extension. **Approved**

6. Planning Appeals and Enforcement:

- ENF/BRW/45/2010** Land on Doddinghurst Road opposite Brook Lane – Stationing of container on Green Belt land – planning permission required. Removal will be sought. **Action Awaited**

7. Planning Matters:

Container on land adjacent Middle Green entrance. Noted licences extended to 18/08/2010

Signed:.....

Dated

Sept 2010