

Minutes of the Meeting of the Doddinghurst Parish Council Planning Committee held on the 9th February 2010 in the Parish Office at 9.30am

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

1. Apologies for absence: Full attendance.

2. Minutes of the meeting dated 22nd October 2009. Approved and signed.

3. Declaration of Interests relating to items on this agenda: Cllr Davenport declared a personal interest in that he knew the owners of the property at Holmfield, Brook Lane. Likewise, all Councillors declared a personal interest in BRW/23/2010 since the applicant is a Borough Councillor.

4. Planning applications received/commented upon

BRW/49/2010 Location: Holmfield, Brook Lane, Doddinghurst, Essex
Development: Detached Barn for use as indoor swimming pool, leisure and gymnasium incidental to the residential use of the property. See enforcement ENF/BRW/268/2009 below.

History: The facility exists and has been created in Green Belt. The residential dwelling is set well to the back of the property and there is a large front "garden" area which has existing buildings on it. The new development is forward of the building line of the residential dwelling.

Comment: No objection on the basis that there is no visual impact on surrounding properties, the impact in the Green Belt is negligible and no business use of the facility is permitted whatsoever. The Council is also giving the benefit of doubt to the owners of the property over the position of the front boundary line and advice the owner previously received from the Planning Department on this development. This is a situation unique to this property and implies no general approval to front garden development in the Green Belt by this Council.

BRW/23/2010 Location: Howes Farm, Doddinghurst Road, Doddinghurst, Essex
Development: Change of use of part of agricultural barn to Blacksmiths Workshop.

History: A site visit by a Councillor found this to be an existing facility and consisted of a small metal fabrication workshop devoid of forge facilities.

Comment: No objections on the basis that the use is confined to small scale metal fabrication for non commercial use only and that the use is so described rather than the term "Blacksmiths", which implies a broader scale of work including that of a Farrier.

5. Officers Decisions/ Decisions Awaited.

BRW/720/2009 Location: 65, Barn Mead, Doddinghurst, Essex
Development: Two storey side extension *Refused and being appealed*

BRW/733/2009 Location: 2 Harpers Lane Lane, Doddinghurst, Essex
Development: Conversion of Garage to Habitable Room and insertion of new Bay Window and extension to increase entrance Hall area. *Approved*

BRW/501/2009 Location: Waterworks Spring Farm, Days Lane, Doddinghurst, Essex
Development: Retention of Mobile Home and free range poultry buildings *Refused*

BRW/789/2009 Location: Rustic Dene, Doddinghurst Road, Doddinghurst, Essex
Development: Single Storey rear conservatory *Approved*

BRW/580/2009 Location: Old Stocks, Brook Lane, Doddinghurst, Essex
Development: Single Storey Extension at the front and erection of detached double garage at the front *Approved*

BRW/631/2009 Location: Wren House Church Lane, Doddinghurst, Essex
Development: Conversion of garage *Approved*

BRW/616/2009 Location: 23 Lime Grove, Doddinghurst, Essex
Development: Single storey rear extension *Approved*

S/191/BRW/2009 Location: Green Baze, Days Lane, Doddinghurst, Essex
Development: Certificate of Lawfulness for an existing use as a residential dwelling *Under Appeal*

BRW/86/2008 Location: Land to the rear of Ashwells Lodge Blackmore Road, Doddinghurst
Development: Change of use for the stationing of a wind turbine. *Decision Awaited*

S191/BRW/12/2008 Location: Lorro Park, Church Lane, Doddinghurst.
Development: Application: for Certificate of Lawfulness for the existing use as a Contractor's Yard. *Decision Awaited*

6. Planning Appeals and Enforcement:

- ENF/BRW/137/2006 – Ask Wine 88 Church Lane, Doddinghurst. Enforcement letter re Roller Shutters – letter issued.
- ENF/BRW/45/2009 – Belle Vue – Laying of hard standing and hard surface access road; erection of new access gate and fencing; use of the land as a separate residential unit and siting of a mobile home.
- ENF/BRW/268/2009 – Holmfield Brook Lane Doddinghurst – Erection of swimming pool on area in front of house.

7. Planning Matters; Revised date for Planning Forum awaited.

Signed:.....

Dated March 2010