

Minutes of the Meeting of the Doddinghurst Parish Council Planning Committee held on the 4th May 2010 in the Parish Office at 9.30am

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

1. Apologies for absence:, P. Davenport, A Farrow, A. Smith

2. Minutes of the meeting dated 9th March 2010: Approved and signed.

3. Declaration of Interests relating to items on this agenda: Councillor Davenport had advised of a personal interest in application BRW/261/2010 in advance of the meeting.

4. Planning applications received/commented upon:

S192/BRW/29/2010 Location: 32 Appletree Crescent, Doddinghurst, Essex
Development: Certificate of Lawfulness for a front dormer window and rear dormer window.
Comment: This is a S192 application that was issued in error by the Planning Dept. and no comment is required of the Parish Council.

BRW/261/2010 Location: Peartree Cottage, Doddinghurst Road, Doddinghurst, Essex CM15 0RB
Development: Two storey side/ rear extension, alterations to outbuilding, alterations to ground and first floor of existing house, demolition of existing double garage and erection of new double garage.
Comment: Overall the Council was not in favour of the proposed development. The council had reservations about the design of the fenestration in the front elevation of the side extension and the link structure between the two buildings. The windows in the adapted extension are not in keeping with the "cottage" style of the listed central building and the overall appearance seems to try and replicate an out of keeping "farmyard" effect with the dovescote adornment to the new garage. The Council felt that this was an overdevelopment of the site and spoiled the "cottage" feel of the existing listed building.

BRW/216/2010 Location: 18 Harpers Lane, Doddinghurst, Essex CM15 0RL
Development: Erection of pitched roof over existing front dormer window.
Comment: No objection **Approved**

BRW/281/2010 Location: Land adjacent to Deal Tree Corner, Blackmore Road, Doddinghurst
Development: Replacement GP Healthcare surgery (Class D1) with New Cross over and associated parking, servicing and landscaping..
Comment: The Parish Council is overwhelmingly in favour of this development. Notwithstanding that the development is on Green Belt Land the Council considers that this project counts as "very special circumstance" in relation to Green Belt policy GB1 given the huge community benefit from the new surgery, not just to the people of Doddinghurst but also to those neighbouring parishes served by the surgery, for example: Blackmore, Wyatts Green and Hook End, Stondon Massey, Kelvedon Hatch and Navestock.

5. Officers Decisions/ Decisions Awaited.

TPO/BRW/ 23/2010 Location: 25, Park Meadow, Doddinghurst
Development: Reduce to previous pruning points one Oak and one Field maple **Approved**

BRW/126/2010 Location: Hermes, Brook Lane Doddinghurst, Essex CM15 0RU
Development: Retention of Planning Permission BRW/253/1991 without compliance with condition 2 which restricts the habitable use of the roof space. **Approved**

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. **Refused**

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.

ENF/BRW/102/2010 12, All Saints Close, Doddinghurst. – Erection of large wooden shed in rear garden – no breach since PDC.

7. Planning Matters

(a) Container on Land adjacent Middle Green entrance. The Clerk is to write to the Planning Department seeking the removal of this container which has been in place for over six months and the house extension is substantially complete.

(b) Illegal occupation of Peartree Field on 15th April 2010. The "amenity" status of the land occupied by the Travellers meant that the incursion was dealt with by the Police and Borough Council enforcement officers in a few hours.

(c) Certificate of Lawfulness. Introduced as a means of speeding up house conveyances lacking key planning permits this process seems to be increasing being used to evade due planning process and obtain permission by the "back door". The Clerk is to write to the Head of Resource to express concern that the Planning Department appear to have made a poor process even worse by withdrawing any consultation on requests for Certificates of Lawfulness.

Signed:.....

Dated June 2010