

# STOCK PARISH COUNCIL

Clerk – Lorraine Green

Stock Village Hall, Common Road, Stock, Essex, CM4 0QW.

Tel. No. 07757 114952

Website: [www.stock.org.uk/council](http://www.stock.org.uk/council)

## MINUTES OF THE PLANNING MEETING HELD ON MONDAY 9<sup>TH</sup> FEBRUARY 2009 AT STOCK VILLAGE HALL, COMMON ROAD AT 7.30PM.

**Present:** Cllrs. Hawkes, Finch, Rilstone, Woodward, Phillips and Otter  
**In The Chair:** Cllr. Dixon  
**Minute Secretary:** Lorraine Green  
**Also Present:** 4 Members of the Public and Chelmsford Borough Councillor Ian Grundy

		ACTION
1.	<b>APOLOGIES FOR ABSENCE.</b>  Cllrs. Johnson and Millernas sent their apologies.	
2.	<b>MINUTES OF MEETING HELD ON 5<sup>TH</sup> JANUARY 2009.</b>  Cllr. Dixon advised that 'Cambridge' should read 'Rectory' in the first line of the last paragraph of item 4. Planning Matters – Urgent Planning Matters Not on the Agenda.  The Minutes of the Meeting, having been previously circulated, were then duly signed as a true record of events. All agreed.	CLERK
3.	<b>DECLARING ANY PERSONAL OR PREJUDICIAL INTERESTS.</b>  Cllr. Rilstone declared an interest in Planning Application No. 09/05504/CAT, Barn Hall Cottage, 40 High Street.  Cllr. Finch declared an interest in Planning Application no. 08/02093/FUL as it was next door to his Father.	
4.	<b>PLANNING MATTERS.</b>  Cllr. Grundy reported that he was working with Chelmsford Borough Council to get plans on A4 size on the website in order that Councillors could print them off. The Clerk reported that paper plans are no longer being sent to Parish Councils if Chelmsford Borough Council receive them via E-mail. The Clerk advised that an internet connection was needed at the Village Hall in order that plans could be viewed on-line at meetings. It was agreed that the process of dealing with planning applications would be discussed at the next meeting.  <b><u>Planning Appeals and Decisions.</u></b>  Nothing to report.  <b><u>Tree Preservation Orders.</u></b>  Nothing to report.  <b><u>Planning Correspondence.</u></b>  Nothing to report.  <b><u>Urgent Planning Matters Not On The Agenda.</u></b>  Nothing to report.	IG/ALL

<p><b><u>Applications.</u></b></p> <p><b>Application No. 09/00058/FUL.</b> Replacement dwelling and relocate vehicle access.  <b>Location:</b> 42 Well Lane, Stock.  <b>Applicant:</b> Mr Richard Moggan.  Strong objections were received from neighbouring parishioners. The Parish Council strongly objected to this application and Cllr. Grundy agreed to arrange to have the application taken to Committee for a decision. The Parish Council commented that this property is in the middle of a row of small bungalows. They are an intrinsic part of the character of the area being sited on a sloping hill site on the East side of Well Lane where the bungalows and other properties are well spaced giving the lane an open semi rural character.</p> <p>The site plan and Plan TM04 show that as you travel North to South along Well Lane because of a slight bend in the lane each property sits further forward than its neighbour. Therefore when viewed from the North the proposed property would stand out from the surrounding dwellings, clearly seen above the neighbouring bungalow to the North. It would be a detrimentally imposing structure in a country lane. When viewed from the South it would be equally visually detrimental.</p> <p>In our opinion, the design of the dwelling does not reflect the local vernacular and the built form does not reflect Chelmsford Borough Council design guidance. Parapets are not traditional in Stock!</p> <p>In our opinion it would not fit the street scene. It would erode the rhythm of the built form and gaps between properties. The massive bulk of the proposal would have an overbearing and imposing presence in a semi rural location and destroy the character of the area.</p> <p>We do not consider that this application complies with Strategic Objective BC1, Policy DC45 or Para's 3.58 and 3.100 of the Core Strategy.</p> <p>Relocation of the crossover would erode the rhythm of the verges and driveways.</p> <p>The Parish Council are seriously concerned at the overbearing impact that the scale of this property will have on the adjacent bungalows.</p> <p>The Parish Council particularly wish to maintain the existing character and mix of properties as far as possible within the village environment..</p>	<p><b>CLERK</b></p>
<p><b>Application No. 08/002093/FUL.</b> Demolition of existing house and outbuildings and replacement with new dwelling and garage.  <b>Location:</b> Ardbrae, Downham Road, Stock.  <b>Applicant:</b> Mr Neil Goodwin.  Cllr. Finch declared an interest as the property was next door to his Father's property. The Parish Council commented that this should comply with Green Belt policy. The Parish Council have concern regarding the height and visual intrusion. The Parish Council do not wish to see the entrance and front appearance urbanised nor loss of hedgerow and vegetation..</p>	<p><b>CLERK</b></p>
<p><b>Application No. 09/00071/FUL.</b> Single storey side extension to replace existing conservatory and wc/utility.  <b>Location:</b> Brook Lodge, Stock Road, Stock.  <b>Applicant:</b> Mr &amp; Mrs Rotheron.  The Parish Council commented that this is an increase in size of an already extended property in the Green Belt. It should comply with all CBC relevant policies and guidelines.</p>	<p><b>CLERK</b></p>
<p><b><u>Applications for Works to be carried out on trees in Conservation Area and trees that have Tree Preservation Orders.</u></b></p> <p><b>Application No. 09/05504/CAT.</b> Cedar in rear garden of property, reduce height by 3m, cutting to suitable growing points. (Suitable growing points are side branches which are at least one third the diameter of the originating branch).  <b>Location:</b> Barn Hall Cottage, 40 High Street, Stock.  <b>Applicant:</b> Mr A. Rilstone.  Cllr. Rilstone declared a prejudicial interest and left the room. The Parish Council had no comments to make.</p>	<p><b>CLERK</b></p>

	<p><b>Application No. 09/05004/TPO.</b> T4 - Sycamore on boundary with 13 Myln Meadow - crown lift to 5.5m, cutting to branch collar; crown reduce by 2m, cutting to suitable growing points (suitable growing points are side branches which are at least one third the diameter of the originating branch) and crown clean; T6 - Oak on boundary with 13 Myln Meadow - crown reduce by 2.5m maximum, cutting to suitable growing points (suitable growing points are side branches which are at least one third the diameter of the originating branch) and crown clean.(TPO/2001/117)  <b>Location:</b> Elmbrook, 15 Myln Meadow, Stock.  <b>Applicant:</b> Mrs I White. <b>Approved.</b></p> <p><b><u>Chelmsford Borough Council Planning Decisions.</u></b></p> <p><b>Application No. 08/02067/LBC.</b> Internal alteration to bathroom.  <b>Location:</b> 2 The Almshouses, Stock Road  <b>Applicant:</b> Mr James Webb. <b>Approved.</b></p> <p><b>Application No. 08/02094/FUL.</b> Replacement tractor/equipment shed.  <b>Location:</b> Meepshole, Great Prestons Lane, Stock.  <b>Applicant:</b> Mr David Swift. <b>Approved.</b></p> <p><b>Application No. 08/02034/FUL.</b> Construction of outbuilding consisting of rest room and facilities associated with airstrip.  <b>Location:</b> Brock Farm, Ingatestone Road, Stock.  <b>Applicant:</b> Mr R Napp. <b>Refused.</b></p> <p><b>Application No. 08/01911/FUL.</b> Change of use of land to private cemetery with associated buildings (chapel of rest &amp; workshop), garden, associated parking &amp; landscaping.  <b>Location:</b> Land East of Ingatestone Road, Stock.  <b>Applicant:</b> Mr Drury. <b>Refused.</b></p>	
5.	<p><b>DATE OF NEXT MEETING.</b></p> <p>The next Planning Meeting of the Parish Council is on Monday 16<sup>h</sup> March 2009 at 7.30pm in The Rectory Hall.</p>	

**The Chairman thanked everyone for coming; the meeting closed at 8.50pm.**

Signed (CHAIRMAN).....DATE.....