

# STOCK PARISH COUNCIL

*Clerk – Lorraine Green*

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## **MINUTES OF THE PLANNING MEETING HELD ON MONDAY 14<sup>TH</sup> MARCH 2011 AT ROYAL BRITISH LEGION HALL, COMMON ROAD, STOCK AT 7.30PM.**

**Present:** *Cllrs. Millernas, Johnson, Phillips, Woodward, Hawkes, and Otter*  
**In The Chair:** *Cllr. Dixon*  
**Minute Secretary:** *Lorraine Green*  
**Also Present:** *4 Members of the Public, CBC Cllr. Ian Grundy, Chris Otter – Chairman of VDS Committee, Paul Fenwick – Member of VDS Committee and Jenny Robinson of CBC.*

		<b>ACTION</b>
<b>1.</b>	<b>DEMOCRATIC TIME.</b>  Nothing to report.	
<b>2.</b>	<b>VILLAGE DESIGN STATEMENT.</b>  The Chairman welcomed Chris Otter, the Chairman of the VDS Committee, Jenny Robinson of CBC and Paul Fenwick who was closely involved with the VDS.  Chris Otter gave a verbal update on the situation. The draft VDS went out for Consultation and was supported by the Parish Council. The Committee consulted with the parish two or three times and worked closely with CBC to come up with a draft document which was revised on several occasions. There were not many outside comments but CBC decided if the Committee wants it adopted as a specific planning document, which is part of the LDF, they need to reformat and revise most of the text of the document. The document needs to be completely robust to stand within the LDF and if it doesn't stand within it stands alone as planning guidance. The Committee wants the document as formal guidance but feel the changes do not reflect the views of the villagers. A quarter of the surveys sent out to parishioners were returned and quite a lot of people had attended the exhibitions and given their opinions. Jenny Robinson stated that Stock had received a high return of VDS forms.  Jenny Robinson advised that CBC have adopted Danbury, Sandon and Great Baddow's VDS documents and advised that she was not sure legally how much weight would be given to an informal document rather than a formal document.  Mr Otter advised that the next stage is Localism whereby people have more say in their area and the Neighbourhood Development Plan will then be in force. If the document is only guidance it is going to have to be reviewed every 5 years to be incorporated into the Neighbourhood Development Plan.  Jenny Robinson stated that CBC do not see the document as a major re-write and change. They are merely re-ordering some of the sections and are not changing the text. Some things are being clarified to make it clearer to planners. Comments received from the Environment Agency Group and others need to be included as they are professionals in their field. Some information in the VDS is required to expand the character areas and certain areas need to be identified. CBC had asked for this to be expanded on but the Committee had not done so. Mrs Robinson advised that her bosses and District Cllr was not happy that this has not been done and the work needs to be carried out if the Committee wants to adopt the SPD. The only other option is for the Parish Council to endorse the document and it then becomes informal guidance or if done formally it becomes part of the SDP. Mrs Robinson advised that the Committee need to decide what to do and an agreement needs to be reached as to whether to adopt the document as SPD.	

	<p>Mr Otter advised that the Committee had tried to keep the document as simple and easy to understand for parishioners and if they change the document it will become a highly technical document. It is intended to deliver a copy of the document to every household. Jenny Robinson advised that the more endorsements the document has the more weight it would have and that the way the document is developed and printed is a separate problem. The document cannot attain SPD status if the VDS is adopted by the Committee themselves and can only be informal guidance. Mrs Robinson advised that the text is the most important part of the document not how it looks. Danbury's document is in word format and has no pictures or maps.</p> <p>Mr Fenwick advised that pagination is a problem and £2,000.00 of print will be wasted as the palette has already been prepared. Three sets of proofs were sent to CBC before 500 copies of the document were printed and sent to CBC and now changes have to be made.</p> <p>The Chairman stated that if the Committee could agree text that was acceptable to everybody then it should be possible to produce a VDS that can be adopted in SPD and in adjunct to that have a glossy brochure with pictures. The Chairman stated that a document needed to be produced with substance and the glossy document could reinforce the text document. Mr Otter was not happy to do that without first consulting with the public as they had been consulted at every stage. The Chairman stated that if the document is to be used by professionals it needs to be in a format they understand and a brochure produced for parishioners.</p> <p>Jenny Robinson advised that CBC require a paragraph and a set of guidelines compiled for each character area and did not see that the document has to be re-written. Cllr. Otter said that CBC had ignored the Conservation Officer's report about 'High Trees' (on the main road opposite All Saints Church) which is within the Conservation Area. CBC had permitted four new houses near the windmill, despite much local opposition, and despite that the windmill area would be a character area. Jenny Robinson spoke about the Environment Agency and Cllr. Otter asked what they had said about the VDS. The Environment Agency had requested that DC24 policy be added and had suggested text be added under Biodiversity 3.10 of document.</p> <p>Cllr. Grundy said that he was keen to get the situation sorted out as the document can be helpful with the Planning Inspectorate.</p>	
3.	<p><b>APOLOGIES FOR ABSENCE.</b></p> <p>Cllrs. Finch and Rilstone sent their apologies.</p>	
4.	<p><b>MINUTES OF MEETING HELD ON 14<sup>TH</sup> FEBRUARY 2011.</b></p> <p>The Minutes of the Meeting, having been previously circulated, were then duly signed as a true record of events. All agreed.</p>	
5.	<p><b>DECLARING ANY PERSONAL OR PREJUDICIAL INTERESTS.</b></p> <p>Cllrs. Otter and Dixon declared an interest in item 2. Village Design Statement.</p>	
6.	<p><b>PLANNING MATTERS.</b></p> <p><u>Applications.</u></p> <p><b>Application No. 11/00139/FUL.</b> Double garage/cartlodge.  <b>Location:</b> Kings Head Farm, Stock Road, Stock  <b>Applicant:</b> Mr &amp; Mrs S. Voller.  The Parish Council had no comments to make.</p> <p><b>Application No. 11/00146/FUL.</b> First floor side extension, single storey front extension, new pitch roof to side dormer window and new pitch roof to part of rear existing single storey.  <b>Location:</b> 30 Myln Meadow, Stock  <b>Applicant:</b> Mr &amp; Mrs P. Quilter.  The Parish Council had no comments to make.</p> <p><b>Application No. 11/00227/FUL.</b> Demolition of existing dwelling and construction of new</p>	<p><b>CLERK</b></p> <p><b>CLERK</b></p>

3 bedroom dwelling.

**Location:** Whiteholme, Furze Lane, Stock

**Applicant:** Mr & Mrs P. Lovewell.

**Application Withdrawn.**

#### **Chelmsford Borough Council Decisions**

**Application No. 11/00011/FUL.** Conversion and extension of barn to form link with new 2 storey dwelling with detached garage.

**Location:** Elmbrook Farm, Buttsbury, Stock

**Applicant:** Mr & Mrs P. Gibson. **Approved.**

**Application No. 11/00014/FUL.** Construction of Cow Shed No. 1.

**Location:** Fristling Hall Farm, Swan Lane, Stock

**Applicant:** Mr Gary Sharp. **Approved.**

**Application No. 11/00026/FUL.** Construction of Cow Barn No. 2.

**Location:** Fristling Hall Farm, Swan Lane, Stock

**Applicant:** Mr Gary Sharp. **Approved.**

**Application No. 11/00028/FUL.** Construction of Calving Barn.

**Location:** Fristling Hall Farm, Swan Lane, Stock

**Applicant:** Mr Gary Sharp. **Approved.**

**Application No. 11/00145/FUL.** Re-site Dutch Barn and lay out access track and hardstanding to existing general purpose agricultural building.

**Location:** Fristling Hall Farm, Swan Lane, Stock

**Applicant:** Mr G. Sharp. **Approved.**

**Application No. 11/00087/FUL.** First floor side extension, single storey rear extension and part conversion of garages to habitable accommodation. Increased width of one existing rear dormer window.

**Location:** 16 Cambridge Close, Stock

**Applicant:** Mrs Barbara Hill. **Approved.**

**Application No. 11/00111/MAT.** Material amendment to permission reference 08/00274/FUL (ground floor shop with first floor flat over, car access to rear courtyard and one detached barn style bungalow with private garden and car park spaces) for alterations to the fenestration and eaves height and omission of porch to approved bungalow.

**Location:** 16-20 Mill Road, Stock

**Applicant:** Silverswan Services Ltd. **Approved.**

#### **Applications for Works to be carried out on trees in Conservation Area and trees that have Tree Preservation Orders.**

**Application No. 11/05510/CAT.** Pine - rear garden of property – remove. Holly - rear garden of property – remove. Horse Chestnut - rear garden of property - remove

**Location:** The Old School, Stock Road, Stock

**Applicant:** Miss Cassie Black. **Approved.**

**Application No. 11/05024/TPO.** G1 - Strawberry trees x 2, Holly x 2, Birch x 1, Ficus x 1 (ref T4, T5, T6, T7, T8 \_ T9 on plan accompanying application) - Fell to ground level to allow pd extension development - The group affect of these trees is appreciated and to compensate a 10m wide belt the length of the plot will be planted with native tree stock ranging in sizes from whips to 12-14cm girth. In addition an individual Strawberry tree will be planted toward the front of the property.

**Location:** Apps Farm Lodge, Mill Road, Stock

**Applicant:** Mr B. Higgins. **Approved.**

#### **Planning Appeals and Decisions.**

Nothing to report.

#### **Tree Preservation Orders.**

	<p>TPO/2000/012 Land Adjacent to Daylands Farm, Stock Road. The Council has decided to vary the Order. A variation Order was therefore made on 24<sup>th</sup> January. The reason for this variation is that the plan attached to the TPO is inaccurate – The trees are outside the boundary fence of the land.</p> <p><b><u>Planning Correspondence.</u></b></p> <p><b>Drainage Pipe Mill Road to Whites Hill</b> – Nothing further to report.</p> <p><b>Potential Flooding for Flood Protection Scheme</b> – Nicholas Humfrey of ECC had advised of a new scheme to help provide funding towards putting in flood defences to properties which suffer from regular flooding. After discussion it was agreed that there were no properties in the Parish that this affected.</p> <p><b>Telecommunications Roll-Out Plan</b> – Alex Harrison of CBC had advised of two proposals by Mobile Phone Operators in the area. One was by O2 at Billericay Rugby Club and the other was by T-Mobile at Marshalls Farm. The Parish Council had no observations to make.</p> <p><b><u>Urgent Planning Matters Not On The Agenda.</u></b></p> <p>Cllr. Johnson was extremely worried about the Post Office following the accident. She stated that parishioners should be aware that the Post Office is only close because of the accident as the village does not want to lose the Post Office. The Chairman advised that the Post Office had written advising that the Post Office will be closed temporarily and had given details of alternative Post Office branches during the closure. It was agreed that the Clerk should acknowledge the letter and inform them of the huge inconvenience to the village as a lot of people in the village cannot get to other areas.</p> <p>Cllr. Millernas advised that some people who cannot walk cannot get to the bus stop. Cllr. Otter advised that she had already asked for temporary bus stops and a replacement bus stop at the Church, but was told that because of health and safety they could not have temporary bus stops. She had stated that elderly and disabled people used the buses and that it was a long way to the bus stops at either end of the village. Two temporary bus stops had subsequently been placed in Mill Road and Common Road and because the bus stops in the centre of the village and were no longer on the bus route (buses currently being diverted) signs were going to be put on them redirecting people.</p> <p>Over the weekend the temporary bus stops had been removed. Cllr Otter had reported this to the Authorities.</p> <p>Cllr Otter had been advised that the new bus stop by the Bishops House should be in place the week commencing 21<sup>st</sup> March. A temporary bus stop could not be provided for the church bus stop because of the danger if it fell into the road etc.</p> <p>Cllr. Millernas felt that a metal safety barrier should be put around the corner of the shop.</p> <p>Cllr. Grundy advised the Parish Council to put in a claim for the damage to the verges and the inconvenience the village were experiencing as a subsequence of the accident. It was agreed that this matter would be raised at the next meeting.</p>	<p><b>CLERK</b></p> <p><b>CLERK</b></p> <p><b>CLERK</b></p>
7.	<p><b>DATE OF NEXT MEETING.</b></p> <p>The next meeting of the Parish Council is on Monday 28<sup>th</sup> March 2011 in The Royal British Legion Hall and the Planning Meeting on 11<sup>th</sup> April 2011 at 7.30pm in The Village Hall.</p>	

**The Chairman thanked everyone for coming; the meeting closed at 9.05pm.**

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