



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
17 JULY 2024**

PRESENT

Chairperson Councillor M E Thompson
 Vice-Chairperson Councillor M F L Durham, CC
 Councillors S J N Morgan and L L Wiffen

1. CHAIRPERSON'S NOTICES

The Chairperson welcomed everyone to the meeting and went through some general housekeeping arrangements for the meeting.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J C Hughes, R H Siddall, E L Stephens and S White.

3. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 19 June 2024 be approved and confirmed.

4. DISCLOSURE OF INTEREST

There were none.

5. 24/00170/HOUSE - OAK COTTAGE, HOWE GREEN ROAD, PURLEIGH, CHELMSFORD, ESSEX, CM3 6PZ

Application Number	24/00170/HOUSE
Location	Oak Cottage, Howe Green Road, Purleigh, Chelmsford, Essex, CM3 6PZ
Proposal	Proposed two-storey extension with a glass link and alterations to fenestration including removal of existing porch and replacement porch canopy. New cart lodge and associated hard and soft landscaping to front and rear including patio area with outdoor kitchen, oil tank and air con unit.
Applicant	Mr Stuart Bushby
Agent	Miss Dominika Zakowana
Target Decision Date	02.05.2024
Case Officer	J.Kirkaldy

Parish	PURLEIGH
Reason for Referral to the Committee / Council	Member Call In – Councillor S White regarding Policies S1 & D1

Following the Officer's presentation, the Applicant, Mr Bushby addressed the Committee. The Chairperson then opened the floor for debate.

Councillor M F L Durham proposed that the application be approved in accordance with the Officer's recommendation. This proposal was duly seconded and when put to the Committee by the Chairperson, it was agreed.

RESOLVED that the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans as shown on the decision notice.
3. The materials used in the construction of the development hereby approved shall be as set out within the application form/plans.
4. No development works above ground level shall occur until details of the surface water drainage scheme to serve the development shall be submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented prior to the first occupation of the development. The scheme shall ensure that for a minimum:
 - 1) The development should be able to manage water on site for 1 in 100-year events plus 40% climate change allowance.
 - 2) Run-off from a greenfield site for all storm events that have a 100% chance of occurring each year (1 in 1 year event) inclusive of climate change should be no higher than 10/l/s and no lower than 1/l/s. The rate should be restricted to the 1 in 1 greenfield rate or equivalent greenfield rates with long term storage (minimum rate 1l/s) or 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield) or 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield).

You are advised that in order to satisfy the soakaway condition the following details will be required: details of the area to be drained, infiltration rate (as determined by BRE Digest 365), proposed length, width and depth of soakaway, groundwater level and whether it will be rubble filled. Where the local planning authority accepts discharge to an adopted sewer network you will be required to provide written confirmation from the statutory undertaker that the discharge will be accepted.

5. No development works above ground level shall occur until details of the foul drainage scheme to serve the development shall be submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented prior to the first occupation of the development.
6. The extension hereby approved shall not be occupied as a separate or independent dwelling, or any such works carried out to sever the extension from the existing dwelling to create the same.

6. 24/00319/HOUSE - HOLMESWOOD HOUSE, BACK LANE, WICKHAM BISHOPS, WITHAM, ESSEX, CM8 3LU

Application Number	24/00319/HOUSE
Location	Holmeswood House, Back Lane, Wickham Bishops, Witham, Essex, CM8 3LU
Proposal	S73A Application for additional roof light of previously approved scheme VAR/MAL/23/00592.
Applicant	J Jarvis - Jarvis Developments
Agent	Mr Keith Reynolds - Reynolds Associates
Target Decision Date	26.07.2024
Case Officer	C. Mumford
Parish	WICKHAM BISHOPS
Reason for Referral to the Committee / Council	Member Call In by Councillor S J N Morgan on the basis of Local Development Plan (LDP) Policies S1 and D1 (Sustainable Development and Design Quality and Built Environment).

It was noted from the Members' Update that since the agenda had been published, there had been an addition of a plan to the existing list on page 31 of the published agenda pack.

Following the Officer's presentation, the Owner, Mr Cameron addressed the Committee. The Chairperson then opened the floor for debate.

Following a brief discussion Councillor M F L Durham proposed to the application in accordance with the Officer's recommendation, which was duly seconded.

There being no further discussion the Chairperson put the proposal of Councillor Durham to the Committee and upon a vote being taken, this was agreed.

RESOLVED that the application be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans as shown on the decision notice.
3. The materials used in the construction of the development hereby approved shall be as set out within the application form/plans.

7. 24/00367/HOUSE - SYRINGA, CHIMNEY LANE, PURLEIGH, CHELMSFORD, ESSEX, CM3 6RQ

Application Number	24/00367/HOUSE
Location	Syringa, Chimney Lane, Purleigh, Chelmsford, Essex, CM3 6RQ
Proposal	Removal of conservatory, conversion of bungalow to two storey dwelling with rooms within roof, single storey rear extension and alterations.
Applicant	Mr and Mrs Stokes
Agent	Mr Ashley Robinson
Target Decision Date	18.06.2024
Case Officer	J.Kirkaldy
Parish	PURLEIGH

Reason for Referral to the Committee / Council	Member Call In – Councillor S White regarding Policies D1 and S1
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Following the Officer's presentation, the Applicant, Mr Stokes addressed the Committee. The Chairperson then opened the floor for debate.

Councillor M F L Durham proposed to approve the application in accordance with the Officer's recommendation. This proposal was duly seconded.

There was a brief discussion regarding the height of the building and if the current trees were going to be protected. Officers confirmed that there had been no alterations from what was previously approved and considered by the planning Inspector. They went on to add that the height of the building had previously been found acceptable and as a result it would be difficult for Officers to recommend refusing the application on that basis. They concluded confirming that no conditions had been imposed on the previous applications relating to a tree protection plan which would make it unreasonable to impose now.

There being no further discussion the Chairperson put the Officer's recommendation of approval to the Committee and upon a vote being taken this was agreed.

RESOLVED that the application be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans as shown on the decision notice.
3. The materials used in the construction of the development hereby approved shall be as set out within the application form/plans.

There being no other items of business the Chairperson closed the meeting at 8.08 pm.

M E THOMPSON
CHAIRPERSON