

# Minutes of the Meeting of the Doddinghurst Parish Council Planning Committee held on the 30<sup>th</sup> July 2009 in the Parish Office at 9.30am

**Present:** Cllrs D Dicker (Chair), G Bateson, Mrs. D. Carroll

**1. Apologies for absence:** Cllr., A. Smith, Colin Enderby

**2. Minutes of the meeting dated 28<sup>th</sup> May 2009.** Approved and signed

**3. Declaration of Interests relating to items on this agenda:** None received.

## **4. Planning applications received/commented upon**

**BRW/454/2009**

Location: Belle Vue Brook Lane, Doddinghurst, Essex

**Development:**

Single storey side extension and porch at the front together with replacement roof over extended dwelling.

**History :**

The dwelling is on a large green belt site that has a bungalow with a single ridge roof with flat roof extensions to side and rear and a caravan in its garden. In addition to the bungalow a garage repair business has operated on the site with a mobile home provided in connection with this business. The property is currently subject to an enforcement order ENF/BRW/45/2009 pertaining to the laying of a hard standing and hard surface access road, erection of a new access gate and fencing and use of the land as a separate residential site, with the positioning of a second, and new, mobile home outside the curtilage of the bungalow. In addition, two further caravans have been moved onto the site in 2009, one at the very bottom of the plot and the second outside the curtilage of the garden to the bungalow. The property is now in multiple ownership.

**Comment:**

The council objects to the application on the following grounds: The property is in Green Belt and is being overdeveloped beyond permitted limits. The maximum area by which an existing property in the Green belt may be extended is 37 square meters beyond its original area – i.e. existing extensions count towards the new total. The planning application for the bungalow alone reaches this limit and it is assumed that the original building has not been extended in recent years, and this is questionable. In addition, considerable extra residential accommodation has been moved onto the site in the shape of mobile homes and caravans and whilst this, in itself, is contrary to Green belt planning regulations, no explanation as to the intended duration of stay of these mobile units has been given and no approval sought, however, since they are outside the curtilage of the bungalow it does not seem likely that they are intended as temporary accommodation during building works.

**BRW/426/2009**

Location: Larchwood, Doddinghurst Road

**Development:**

First floor rear extension and porch to the front

**Comment:**

No objection.

**S/191/BRW//2009**

Location: Green Baze, Days Lane, Doddinghurst, Essex

**Development:**

Certificate of Lawfulness for an existing use as a residential dwelling

**Comment:**

This was originally not issued for comment because it was a certificate of lawfulness and not considered a planning matter. We were eventually sent the application and the following comments returned:

(addressed to Louise Fuller)

*I was notice that the above application has appeared in the white list of applications submitted, No 1358. The application is shown as falling under Doddinghurst Parish Council, but we have no listing of a residence called Greenbaze in the Parish on Days Lane - either because it is outside the Parish boundary (which is adjacent "Far End") and has been wrongly assigned to Doddinghurst or because no-one has ever made an electoral return concerning the property and hence it does not appear on our records.*

*We normally comment on Certificate of Lawfulness applications because we are generally aware of occupancy & usage of property and the impact such applications can have on neighbouring properties.*

*The Parish Council is very concerned at the use of the Certificate of lawfulness process to potentially overcome Green Belt planning regulation. The procedure was originally intended to expedite contract exchange where there was doubt over a minor aspect of planning and its use as a means of circumnavigating Green Belt restrictions seems to be taking that original intent into areas that were never meant to be encompassed.*

**TPO/BRW/45/2009**

Location: Tanglewood, Priory Mead, Doddinghurst, Essex

**Development:**

Reduce height of willow by 50%

**Comments:**

No objection.

**Approved**

<b>BRW/339/2009</b> <b>Development:</b> <b>Comments</b>	Location: Three Wantz, Church Lane, Doddinghurst, Essex Rebuild of Garage The Parish Council has no objections to the above application on the basis that it is a like for like rebuild of the garage - which the owners advise is what is intended. <b>Approved</b>
<b>BRW/334/2009</b> <b>Development:</b> <b>Comments:</b>	Location: Chivers Farm, Wyatts Green Road, Doddinghurst CM15 0ST. Formation of a ménage within existing paddock. The Parish Council has no objection to the formation of a ménage within the existing paddock as described in the application. However since this is a Green Belt area it should be cautioned that there can be no lighting system(s) or other infrastructure created as a consequence of, or relying on, this permission. <b>Approved</b>

#### 5. Officers Decisions/ Decisions Awaited.

<b>BRW/249/2009</b> <b>Development:</b>	Location: The Priest House, Church lane, Doddinghurst, Essex Single storey extension <b>Approved</b>
<b>LB/BRW/17/2009</b> <b>Development:</b>	Location: The Priest House, Church lane, Doddinghurst, Essex Provision of Disabled W.C. and external and internal repairs and refurbishment. <b>Approved</b>
<b>BRW/272/2009</b> <b>Development:</b>	Location: 91, Lime Grove, Doddinghurst CM15 0QX. Conservatory at the rear. <b>Approved</b>
<b>BRW/252/2009</b> <b>Development:</b>	Location: Granary Cottage, Frog Street, Doddinghurst, CM15 0JJ First floor extension at rear. <b>Refused</b>
<b>BRW/245/2009</b> <b>Development:</b>	Location: Larchwood, Doddinghurst Road, Doddinghurst, CM15 0RE. Dropped Kerb (to Doddinghurst Road). <b>Approved</b>
<b>A/BRW/14/2009</b> <b>Development:</b>	Location: The Willow Public House, Church Lane, Doddinghurst CM15 0NG. Display of Various externally illuminated and non-illuminated advertisements and external lighting. <b>Modified plans approved – number of floodlights reduced to two from six.</b>
<b>BRW/1/2009</b> <b>Development:</b>	Location: Timberland Farm, Solid Lane Retention of 6m high wind turbine at side/rear <b>Approved</b>
<b>BRW/86/2008</b> <b>Development:</b>	Location: Land to the rear of Ashwells Lodge Blackmore Road, Doddinghurst Change of use for the stationing of a wind turbine. <b>Decision Awaited</b>
<b>S191/BRW/12/2008</b> <b>Development:</b>	Location: Lorro Park, Church Lane, Doddinghurst. Application: for Certificate of Lawfulness for the existing use as a Contractor's Yard. <b>Decision Awaited</b>

#### 6. Planning Appeals and Enforcement:

- ENF/BRW/137/2006 – Ask Wine 88 Church Lane, Doddinghurst. Enforcement letter re Roller Shutters – letter issued.
- ENF/BRW/398/2008 – Water Works Spring: Breach of condition 2 of planning permission BRW 716/2001 – continued stationing of a residentially occupied mobile home
- 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.

**7. Planning Matters** Planning Parish Forum; Planning Course; Matters raised by members.

**Dated 20<sup>th</sup> August 2009**