

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

MINUTES OF THE PLANNING MEETING HELD ON MONDAY 8TH SEPTEMBER 2008
AT RECTORY HALL, HIGH STREET, STOCK AT 7.30PM.

Present: Cllrs. Rilstone, Finch and Otter
In The Chair: Cllr. Johnson
Minute Secretary: Lorraine Green
Also Present: 0 Members of the Public

		ACTION
1.	APOLOGIES FOR ABSENCE. Cllrs. Phillips, Woodward, Watling, Dixon, Millernas and Chelmsford Borough Councillor Ian Grundy sent their apologies.	
2.	MINUTES OF MEETING HELD ON 14TH JULY 2008. The Minutes of the Meeting, having been previously circulated, were then duly signed as a true record of events. All agreed.	
3.	DECLARING ANY PERSONAL OR PREJUDICIAL INTERESTS. No declarations were made.	
4.	NOTIFICATION OF PUBLICATION OF REVISED CONSULTATION DRAFT PLANNING CONTRIBUTIONS SPD. The Clerk advised that Chelmsford Borough Council has published a Revised Consultation Draft Planning Contributions Supplementary Planning Document (SPD). This Revised Consultation Draft SPD updates and supersedes a previous Consultation Draft SPD that was published for consultation in July 2007 and is accompanied by an updated Sustainability Appraisal. The Revised Consultation Draft Planning Contributions SPD sets out a new approach to securing infrastructure such as flood protection, new roads, public transport, school provision, and health and community facilities from new development in the Chelmsford Borough. The Revised Consultation Draft SPD is subject to a six weeks public consultation from 28 th August until 4.45pm on 9 th October 2008. The Chairman asked the Clerk to circulate the document to all Councillors and stated that the matter would be discussed at the next Parish Council meeting on the 29 th September.	CLERK
5.	PROPOSED B.T. PAYPHONE REMOVALS. The Clerk had written to Chelmsford Borough Council advising that the Parish Council wished the telephone box outside the Library to be retained and asked them to carry out the appropriate action to safeguard the telephone box. Jamie Cole, Public Realm Planner, at Chelmsford Borough Council had advised the Clerk that they had received correspondence from B.T. Payphones in April which included a list of telephone kiosks intended to be removed by B.T due to lack of use and the existence of another payphone nearby. The telephone box outside the library in Stock is not on the list and it can therefore be concluded that this kiosk is not under current threat. The Clerk had received an E-mail from Pat Roberts of EALC advising that B.T. are currently undertaking a national programme to agree the level of public payphone provision required to meet the current level of demand for the service, and has instigated consultations regarding proposed payphone removals across the country. This consultation exercise is now well underway, and has been completed in some areas.	CLERK

	Results so far have shown the following: - Enquires from public, parish councils and local communities enquiring about the possibility of retaining red telephone kiosks without the payphone itself for historical and aesthetic reasons (Adopt a Kiosk) - Communities wishing to contribute to the costs of retaining the facility of a payphone in their area (Sponsor a Kiosk) Any recognised local authority can apply as long as they comply with all the terms and conditions All applications must be submitted before October 1st 2008 After discussion it was agreed that the Parish Council would like to consider purchasing a red telephone box for the village for historic and aesthetic reasons. Clerk to contact British Telecom to find out the cost and procedure.	
6.	PLANNING MATTERS. <u>Planning Appeals and Decisions.</u> Appeal by Alan Rodbourn, Site at Byways, Smallgains Lane, Appeal Reference No. APP/W1525/A/08/2065334/WF. The Planning Inspectorate had advised that the appeal is dismissed. Appeal by Robert James Napp, Site at Land at Brock Farm, Ingatestone Road, Appeal Reference No. APP/W1525/C/08/2078536. The Planning Inspectorate had advised that the appeal had been withdrawn by the applicant. <u>Tree Preservation Orders.</u> Nothing to report. <u>Planning Correspondence.</u> A letter had been received from Derek Stebbing, Planning Policy Manager, at Chelmsford Borough Council advising that the Chelmsford Borough Local Development Framework – Adoption of the ‘Chelmsford Town Centre Area Action Plan Development Plan Document’ was formally adopted on the 27th August 2008. <u>Urgent Planning Matters Not On The Agenda.</u> The Clerk advised that the following amended application had been received which could not be deferred until the next meeting and was too late to be added to the Agenda for this meeting. Amended Application No. 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. Location: 16-20 Mill Road, Stock. Applicant: Mr Michael Aronberg. The Parish Council made the following comments. Stock Parish Council fully endorses its comments regarding the previous application for this site reference 07/02329/FUL and 08/00274/FUL. The comments apply equally to the above application. The Parish Council note the amendments but feel that none of their comments have been addressed. The building at the rear has unacceptable impact on neighbouring properties due to the topology of the land. The Parish Council are particularly concerned with the traffic, parking and aesthetics of the area. This is in the Conservation Area. The Bear Public House opposite the application site is a Listed Building, the cottages (Nos 8-14) directly to the west of the site are Listed Buildings and Pottery House (No 24) is also a Listed Building. There are other Listed Buildings in the vicinity.	CLERK

	The Bear Public House opposite the application site, 15 Mill Road and 20 Mill Road are all long low brick buildings. They are sited directly adjacent to the narrow roadway. There is no footpath but there is a bend in the road. The built form of these buildings significantly contributes to the distinctive character of this historic area. They give the area a sense of space and place. The replacement of 20 Mill Road with an urban two-storey building and first floor bridging unit to 18 Mill Road would be detrimental to the character and setting of the Listed Buildings and the area in general. The location of the application site in Mill Road where there are no pavements and the roadway is both narrow and busy is something that the Parish Council is very aware of due to existing traffic and parking problems. The addition of a shop and three residential units to the site of 16-20 Mill Road would exacerbate the situation. The provision of just six parking spaces for three shops, three flats and two semi-detached dwellings is considered inadequate and especially so at this location. Development should be high quality enhancing the character of an area and being sympathetic to the historic environment. We do not consider that the above proposal meets these requirements or that of traffic/pedestrian safety. <u>Applications.</u> Application No. 08/01342/FUL. New dropped kerb. Location: Ashdene Cottage, Stock Road, Stock. Applicant: Mr Tim Buttlings – P.J. Hire Services. The Parish Council commented that their concern would be another access onto the extremely busy B1007. If CBC are minded to approve this application the Parish Council would ask that the permitted development rights be removed as it is Green Belt and highly visible open land. Application No. 08/01454/FUL. New detached garage. Location: 1 Rectory Close, Stock. Applicant: Mr M. Small. The Parish Council commented that Contrary to the Conservation Officer's report, 06/02182/FUL was refused. This was for a new double garage at the site. This is a Green Belt site and Conservation Area which is highly visible from the B1007, the Church and The Glebe. It disrupts the historic unity of the old Rectory and its former coach house. This is out of character with the other buildings and does not enhance the Conservation Area in any way. It is over development in the Green Belt which would be detrimental to the openness of the Green Belt and visually intrusive. <u>Applications for Works to be carried out on trees in Conservation Area and trees that have Tree Preservation Orders.</u> Nothing further to report. <u>Chelmsford Borough Council Planning Decisions.</u> Application No. 07/01002/FUL. Demolish outbuildings, convert existing property to 3 no. 2 bed units with minor first floor additions. Convert existing outbuilding to form new 1 no. bedroom house together with new parking area. Location: 38A High Street, Stock Applicant: Mr G. Heley. Approved subject to a Unilateral Undertaking under S106.	CLERK CLERK
7.	DATE OF NEXT MEETING. The next Planning Meeting of the Parish Council is on Monday 13th October 2008 at 7.30pm in The Rectory Hall.	

The Chairman thanked everyone for coming; the meeting closed at 8.10pm.

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