

LITTLE WALTHAM PARISH COUNCIL

Minutes of the Extra-Ordinary Meeting held on 31 July 2018 at 7:30pm in the Tufnell Hall

Present: Councillors Edith Robertson (Chair)
 Malcolm Taylor
 Mark Goff
 Jackie Ketley
 Teresa Dando
 Antony Kingham
 Barbara Denny
 Suzanne Walker
Clerk Councillor Raven
City Councillor Councillor Raven

No members of the public were present

Meeting commenced at 7.30pm

18/149 Apologies

Received from Councillors Brown and Campen and from County Councillor Aldridge.

18/150 Declarations of Interest

Councillor Dando declared a non-pecuniary interest in agenda item 18/152.1 as she is acquainted with the applicant.

18/151 Public Forum – To receive any representations from the Public

Councillor Raven advised that the Chelmsford City Council draft local plan is due to be considered shortly by the inspector and that the Braintree District Council local plan has been rejected by the inspector with reference to appropriate infrastructure to support the Garden Community concept.

18/152 To consider the following planning applications

18/152.1 18/01059/CLEUD - Land north of Poste House Cottage, Domsey Lane, Little Waltham - The land has been used as a storage yard for years and has an O licence – **No**

Comments

18/152.2 18/00995/FUL - Little Belsteads, Back Lane, Little Waltham – proposed new stable building – **No comments**

18/152.3 18/01056/REM - Land north, south and east of Channels Drive, Broomfield - Application for the approval of reserved matters (access, appearance, layout, landscaping, and scale) in relation to the outline application permission 10/01976/OUT at Channels Phase 6 for the development of 128 dwellings together with associated access, car parking, landscaping and related works – **No comments**

18/152.4 18/01130/FUL - Tanglewood, Chatham Green - Single storey rear extension, single storey extension to existing detached garage and relocation of existing vehicular crossover – **No comments.**

18/152.5 18/01029/FUL - 121 The Street, Little Waltham - Single storey rear extension, conversion of integral garage to habitable accommodation and loft conversion with one front facing dormer window and three roof lights. Installation of solar panels to existing roof areas – It was **agreed** to support the comments of the Conservation Officer.

18/152.6 18/01251/MOD106 - Land north, south and east of Channels Drive - Request for modification of the s106 (Legal) Agreement associated with planning permission (10/01976/OUT) to remove the requirement to provide 18 playable holes of golf at all times and to provide a replacement golf course prior to the occupation of any

units within Phases 5 and 6 of the Channels residential-led development – The application was discussed at length and it was noted that as well as proposing to make investment in Little Channels the applicants have offered £1.8million to Chelmsford City Council for recreational purposes but that this would most likely be for a project in the town centre and thus not for the Parish. It was noted that the proposals for Little Channels are for a family golf complex and therefore in no way comparable to the 18 hole golf course at Channels. The original 18 hole golf course is in now in poor condition thus it is no surprise that their members have left the club. The original report from Sport England highlighted that there is no reduction in the amount of people interested in playing golf. It was noted that the original purpose for the Section 106 agreement was not just to retain a golf course but to retain a green open space and that requirement still exists. Councillors further noted that the owners of Little Channels nominated that site in the call for sites process in the Local Plan. It was therefore **agreed to object** to the application on the following grounds –

- That the applicants being the owners of Little Channels are not committed to the project which they only say they will carry out ‘if economically viable’ and the land has been put forward in the call for sites process
- The applicant closed the 18 hole course before applying to revoke the Section 106 agreement
- If the City Council choose to accept a financial payment in this matter then it should be spent within the Parish of Little Waltham which will be most effected by the loss of the facility
- There is still a need for a green open space regardless of whether a golf course is located in that area and that should be maintained.
- The proposals for Little Channels are in no way comparable to the 18 hole golf course.

There was a concern that in view of the payment being offered by the applicant to the City Council it presents a conflict of interests for the City Council. Councillors also wish the application to be considered by the planning committee and not by an officer in view of the importance and complexity of the matter and Councillor Raven agreed to support that suggestion.

18/152.7 ESS/01/18/CHL - Land at Sheepcotes Farm, Little Waltham - The construction of an agricultural reservoir involving the extraction, processing and exportation of sand and gravel and soils; the erection and use of an on-site processing plant with ancillary facilities; and highway and access improvements. Together with the construction of an associated irrigation pipeline from the proposed abstraction point (River Chelmer at Langleys, Great Waltham) – It was noted that the application suggests that 50 lorries a day will be accessing the site which will have a substantial impact upon traffic in the area especially due to ongoing development in the area. Also, it was noted that it is proposed that the lorries will access the site from the A131. As stated before by the Parish Council this is a fast moving and busy road and for safety reasons as well as to assist with traffic flow it was **agreed** to comment that the exit from the site should be left turn only so that lorries are not pulling directly across the carriageways.

18/152.8 18/0119 6/FUL - Pratts Farm, Pratts Farm Lane, Little Waltham - Single storey outbuilding to provide gym, guest accommodation and leisure facilities, with landscaping and associated works – **No comments**

18/152.9 18/01197/LBC - Pratts Farm, Pratts Farm Lane, Little Waltham - Single storey outbuilding to provide gym, guest accommodation and leisure facilities, with landscaping and associated works – **No comments**

18/152.10 18/00878/FUL - Land South of Broadfield, Main Rd. Little Waltham - Detached dwelling & two new vehicle accesses amendment to application – **No comments**

18/152.11 18/01210/FUL - 61 The Street, Little Waltham - Loft conversion with roof dormers and 4 roof lights – **No comments**

18/153 To receive update in relation to fencing erected by the Cricket Club without permission

It was confirmed that the Councillors Robertson, Taylor and the Clerk had met with two representatives from the club including the Chairman and listened to various points made by the club and discussed issues. At the end of the meeting the club representatives had confirmed that they will be submitting a planning application to the City Council for the fence by the end of the current week.

Councillor Taylor raised the issue of the Parish Council's recent success in being awarded Foundation status in the Council Award scheme. A feedback form had been received and circulated to Councillors and as a result of the comments in that form Councillors thanked the Clerk for her work in enabling the Parish Council to achieve that award.

Meeting concluded at 20.02