

PARISH COUNCIL NEWS
From the September 2011 Meeting

Planning Applications: there were four applications for the Councillors to consider at this meeting. The first related to The Norton, 54 Latchingdon Road FUL/MAL/11/00630, for the erection of 5 x 2 bedroom residential dwellings and single storey extension to the existing public house as well as new access. The majority of Councillors voted to support this application, but subject to the following conditions forming part of the planning permission:

- *That The Norton Public House is able to continue operating as a business whilst building works are in progress i.e. that building works are planned so that the business is not compromised*
- *That all the proposed works to the public house section of the site are commenced and completed prior to the commencement of the residential dwellings*
- *That an appropriate legal agreement is in place with The Norton Community Public House Committee to ensure that the long term future of the public house is assured. The Council would wish to see that a long term lease, with an option to purchase, is offered to the Committee*
- *That appropriate landscaping is agreed*
- *That the boundary distance indicated within the planning application is correct in relation to the neighbouring property*
- *That works commence within one year of planning application approval*

The second application related to Great Canney Studios, Hackmans Lane FUL/MAL/11/00609 for refurbishment with alterations of use to B1 office from workshop studios; the Councillors objected to this application because the previous application on this site in November 2010 was preferable because of the modification to the structure. The next application considered was FUL/MAL/11/00675 Bay Lodge, 1 Newport Avenue for proposed manege – there were no objections to this. Finally considered was ESS/33/11/MAL Car Breakers Yard, Russell Road, North Fambridge : Retrospective application for erection of 2.4m high security fencing and stationing of office building and amenity block (resubmission of application ESS/30/11/MAL)(Considered with additional information as supplied with letter dated 9th August 2011), the following response was agreed: *“Cold Norton Parish Council has reviewed the application taking into account the additional information, but still wishes to submit this view: the site is remote to the development section of Cold Norton, but as it is so close to the settlement of North Fambridge, Cold Norton Parish Council supports the view of North Fambridge Parish Council”*

Planning Decisions: there were nine decisions from MDC relating to Cold Norton, four related to trees in St Stephens Road the first WTPO/MAL/11/00435 27 St Stephens Road approval was given to the second proposal for Oak TPO 15/96 T15, Similarly the second proposal in application WTPO/MAL/11/00439 Wyvern House, 29A St. Stephens Road Oak T20 TPO15/96 was also approved by MDC; at 29 St. Stephens Road WTPO/MAL/11/00437 Ash Trees T16 and T17 TPO 15/96 approval was also given to proceed. The application to remove the Oak T50 TPO 15/96 at Pendragon, 12 St Stephens Road WTOP/MAL/11/00346 was refused.

HOUSE/MAL/11/00454 40 St Stephens Road – the application for a single storey front extension to form veranda and single storey side extension was approved, as

was the application HOUSE/MAL/11/00393 30 Greentrees Avenue for a proposed side/front extension.

HOUSE/MAL/1100542 Two Square, St Stephens Road – double garage and open car port and stores and HOUSE/MAL/11/00513 2 Greentrees Avenue – two storey side and rear extension, single storey side extension and conversion of garage were both refused permission.

FUL/MAL/1100509 and at Latchingdon Road and Junction Road – change of use to the siting of five caravans for occupation by Gypsy families was refused permission by MDC for the following reasons:

The site lies within a rural part of the District where there is a presumption to resist development and protect the countryside for its own sake as set out in policy S2 of the adopted Maldon District Replacement Local Plan. The proposal would introduce incongruous features in the landscape and would lead to increase in noise and activity at this site which would have a detrimental visual impact upon the landscape character and appearance of this rural countryside setting and tranquillity of the area, contrary to policies S2, CC6 and BE1 of the adopted Local District Replacement Local Plan.

Furthermore it is considered that insufficient information has been submitted to demonstrate that the proposal would have an acceptable impact upon neighbouring properties, upon the highway network and upon biodiversity and habitats within the site. Such information is considered necessary for consultation purposes in the interests of an open and fair process to allow the residents of neighbouring properties and consultees to have the opportunity to comment on the application. It is considered that such information should not be considered solely through the use of planning conditions in this instance and forms a determining factor with this planning application. Consequently, in the absence of such information, it is considered the proposal is likely to have a detrimental impact upon the amenities of neighbouring residents adjacent to the site, upon the highway network and biodiversity and habitats at the site. As such this is contrary to policies CC5, BE1 and T2 of the adopted Local District Replacement Local Plan.

The applicant was also advised:

Please note that you if decide to re-apply for planning permission for this proposal the Council requests that the following additional information is included with a resubmission:

- *Detailed plans to show the layout of the proposal including identification of whether caravans or pitches would be created*
- *How access would be achieved from the public highway and how each caravan/pitch would be accessed within the site*
- *An ecological survey of the site*

Winter Salt Bag Scheme: Councillors agreed that the Clerk should investigate if the scheme proposed by ECC was workable within the village. Do please contact the Clerk if you would be able to assist with this proposed scheme to keep the highways within our village passable.

Dengie Local Transport: Councillors had been supplied with notes from the last meeting which is considering transport requirements of residents in the Dengie villages. Do please contact the Clerk if you would like to take part in the consultation that ECC is undertaking to ascertain what local people need in relation to transport.

Recycling Centres: Members had been advised of proposed changes to operating times for these, including amending opening hours of all sites and a reduction in the number of days that the sites are open.

Parish Council Meetings: Scheduled or provisionally scheduled for 2011: Wednesdays, 5th October, 2nd November and 7th December. All meetings start at 8 pm in The Norton Meeting Room at the Village Hall. Members of the public are warmly welcomed to hear the proceedings and to speak during the time set aside for that purpose.

To contact the Parish Council: please write to: The Parish Clerk (Maria Dyer), at Exordium, 30b Latchingdon Road, Cold Norton, Chelmsford, Essex. CM3 6JG. E-Mail to mariadyer30@yahoo.co.uk or phone (Monday to Friday before 5 pm please) 01621 829566.