

**MINUTES OF PLANNING COMMITTEE MEETING 17TH AUGUST 2020
IN RUNWELL VILLAGE HALL, AT 7.00PM**

IN ATTENDANCE: - Chairman Mr M Rogers; Messrs Redway & Tarplett; Mesdames Ellis, Evans & Wolf

Minute 30 Apologies – Mr & Mrs Martin; Mr P Clark

Minute 31 Declarations of Interest – None

Minute 32 Planning Applications:

- (i) 20/01151/FUL – 130 Brock Hill – First floor rear extension with 2 roof windows. RPC comment: No objections.
- (ii) 20/01207/FUL – 15A Waverley Crescent – Demolition of existing garage. Proposed single storey rear extension. Loft conversion with front and rear dormers and replacement entrance porch.

RPC comment: The description of this application is not entirely accurate in our opinion. The loft is not being converted, it is being re-built and part of the rebuild is two-storey with a dormer to the side. This development will overshadow the neighbouring bungalows, it is over-development and out of keeping with the surrounding properties. The adjacent bungalows have low level roofs, the proposed extension will alter the look and feel of the street scene.

- (iii) 20/00807/FUL – 30A Grange Road – Front Dormer extension. RPC comment: No objections.
- (iv) 20/01147/FUL – 141 Runwell Road – Single storey rear extension; pitched roof to existing rear dormer; side extension to garage and canopy over front entrance. RPC comment: No objections.
- (v) 19/00816/S73 - Runwell Sports and Social Club - Variation of conditions 2, 10, 15 of planning permission 19/00816/FUL - (Demolition and phased redevelopment of the existing sports and social clubhouse, external changing rooms and storage sheds. New social club, separate changing facilities and all weather floodlit playing area with associated car parking and external works). Revised drawings detailing alterations to the social club building. To allow the development to be completed in phases; conditions 10 and 15 to have updated descriptions to reflect the different stages of completion. RPC comment:

The proposed changes to the phased re-development of Runwell Sports & Social Club are noted, with the request to change the layout and size of the Club House together with the reduction of the size of the 3G Pitch and the reduction in the number of parking spaces provided for the Social Club and other areas (Conditions 2 & 10). Providing the changes to the Club House do not result in noise issues to the wider community, then there are no objections. The scale of the reduction in parking provision to be calculated by CCC. Amendment of Condition 15 is acceptable.

- (vi) 20/01135/FUL – Oak Tree Farm, Burnham Road, Battlesbridge – Change of use from agricultural buildings to B1 (business) with associated external works. RPC comment:

This application falls within Rettendon Parish adjacent to Runwell. Runwell Parish Council do not have sufficient local knowledge of the site to comment fully so would concur with any comments made by Rettendon Parish Council. We note there is an extensive planning history in connection with this property. Our main comment in relation to the change of use would relate to the increase in traffic movements on and off the Burnham Road and whether this site is suitable in this respect, also whether the proposed changes are suitable in an agricultural area and whether this would be harmful to the character of the area.

Minute 33 Questions/Other

- JW asked about land clearance at A132/A127 roundabout junction opposite The Dogs Trust.
- AE asked about Charity Clothes Collections for refuges – previously Rotary Club or Round Table.
- Clerk reported the changes on the Special Expenses Review. More detail to follow 7th September 20

Meeting closed 7.35pm