

**MINUTES OF PLANNING COMMITTEE MEETING 15th August 2022  
IN RUNWELL VILLAGE HALL AT 7.00PM**

**IN ATTENDANCE:** - Chair Mr P Clark; Messrs. Redway & Rogers; Mesdames Ellis & Hutson. 5 members of the public.

**Minute 74 Apologies:** Messrs. Davis & Mpawose.

**Minute 75 Declarations of Interest:** None declared.

**Minute 76 Planning applications received:**

The Chairman opened the meeting to the public for comment. Comments were noted for inclusion with the Councils response.

- (i) 22/01400/FUL – 19 Church End Avenue – Construction of a new dwelling with formation of access to Regency Close. Construction of vehicle access bridge. The Council fully debated this application. The previous objections were maintained and amended to include further comments as follows:

***RPC strongly objects to this application and maintains the following objections adjusted in relation to the new application:***

1. The plot is located and identified as being part of the flood plain, it is adjacent to Runwell Brook which is a main tributary of the River Crouch. Building is generally not permitted in areas which could be subject to flooding. The development has been moved closer to the brook.
2. The amended proposal is only approx. 1m lower than the previous application and continues to have a detrimental impact upon neighbours. The property will be only one metre from the boundary of existing residences in Viking Way. There should be sufficient space to maintain amenity and privacy of neighbours. The neighbours will lose their right to the quiet enjoyment of garden amenities.
3. It is not understood how the light survey was completed without access to gardens in Viking Way. No permission was requested or given.
4. The development will have an overbearing impact on the residents of Viking Way.
5. Detrimental impact to the residents in Regency Close, adjacent to Runwell Brook due to the location of the proposed access bridge and the removal of the hedgerow. The removal of the hedgerow harms the character of the area and alters the appearance of the cul-de-sac.
6. The design of the property is not visually compatible with the streetscene in Regency Close.
7. No changes have been made to clarify the access. There are no clear dimensions for the access bridge and when comparing the actual photographs of the site and the architects' drawings the two do not appear to align. This is a key part of the application and is very misleading as it stands. The bridge will need to be suitable for large construction traffic, deliveries etc and will need to be far larger than is presently indicated. The destruction of the established hedgerow is unacceptable. The bridge will need to be constructed on the banks of the brook which will become unstable following the removal of the hedgerow on both sides. The effects on the brook will be unacceptable.
8. The removal of the hedgerow will affect the long-established wildlife habitats. Protection should be given to existing landscapes and wildlife habitats and maintain the character of the area.
9. The Parish Council is not satisfied that drainage and sewerage has been accurately assessed. The application indicates sewerage will be joined to 19 Church End Avenue; the viability of this connection needs to be checked. No surface water should run off directly into the brook particularly through the construction phase. Connection to drainage in Regency Close and piping of sewerage across Runwell Brook (open cut ditch) and a tributary of the River Crouch is unacceptable both visually and the risk of damage resulting in pollution and reduction of flood capacity of the brook.
10. The Parish Council is concerned that this application could set a precedent for further applications.
11. The streetlight will need to be moved should the access be widened together with a dropped kerb section through the existing pavement.

- (ii) 22/01310/FUL – The Laurels 130 Church End Lane – Conversion of existing care home first floor meeting room to form a bedroom (Class Use C2) with a link back to main building. Construction of single storey rear extension to accommodate 3 bedrooms (Class Use C2) to ground floor. Single storey side extension. Construction of a rear garden detached staff room building. **RPC comment:** It should be noted that the immediate neighbour has no objection to the proposal. The Parish Council however raise the following concerns regarding rear access to the Nursing home with regard to fire brigade access and evacuation of residents. The proposal is considered to be overdevelopment in a residential area. There is no space for extra parking, there is already pressure with on street parking due to the nearby school.
- (iii) 22/01415/FUL – 8 Canewdon Gdns – Construction of a new dwelling. Formation of access. **RPC comment:** Supported. The Council want to draw attention to the fact that Runwell Community Primary School is opposite this development, being situated in a cul-de-sac there is limited parking. To minimize disruption to residents it is suggested that the morning start time/ deliveries are delayed.
- (iv) 22/01479/FUL – 24 Canewdon Gdns – Hip to gable loft conversion, front and rear dormer windows. **RPC comment:** Supported.

#### **Minute 77 Questions etc**

1. Update given regarding the re-surfacing of the path connecting Runwell Gardens and Canewdon Close.
2. It was reported and confirmed that work was being undertaken at RCPS to join utility services to the Nursery: mains drainage, water supply and electricity. This was not part of the original permission.

The meeting closed at 7.40pm