

**MINUTES OF PLANNING COMMITTEE MEETING 19th AUGUST 2024
IN RUNWELL VILLAGE HALL AT 7.00PM**

IN ATTENDANCE: - Chair Cllr Rogers; present: Cllrs Ellis, Evans, Gould, Hutson & Redway

Minute 81 Apologies: Cllrs Clark & Tarplett. Apologies accepted.

Minute 82 Declarations of Interest: None declared

Minute 83 Planning Application/s Received

- (i) 24/00945/FUL - Runwell Hall Farm Hoe Lane - Retrospective application for change of use of farmyard to provide overflow parking for adjacent rural business area and additional storage compounds. **Comment** - Runwell Parish Council notes this is another retrospective application for alterations to the farm layout of Runwell Hall Farm. Runwell Parish Council objects to this application. Green belt policies should be applied. The application does not specify the use of the additional storage compounds and implies these are let to business not connected to SJR Farming, as an agricultural use has not been proven then approval should not be given. The use of the overflow parking area is specified for the adjacent rural business area which was approved under reference 14/00294/FUL, sufficient parking was allocated at the time. It is assumed that the rural business area has also increased in size so perhaps requires further investigation. Should the planning officer be minded to approve the storage compounds then these should provide parking facilities within their allocated space and not the farmyard area outside. Inappropriate use of the green belt.
- (ii) 24/01089/FUL - 72 Brock Hill - First floor front and rear dormer extensions and garage roof extension. **Comment** - No objection.
- (iii) 24/00745/FUL - Chapel At Former Runwell Hospital - Internal and external alterations to convert chapel to children's nursery including provision of enclosed, outdoor play area, bin storage and signage. **Comment** - Runwell Parish Council notes the amendment with the inclusion of the car parking layout with 16 car parking spaces. We maintain our comment in relation to the artificial grass to the play area - the play area appears to be south facing and this surface could potentially get very hot, and we question the ecological, environmental and health values to the children of this type of surface. We also maintain the point with regard to the drainage - it is unclear whether this will be via a cess pit or similar system or whether the proposal will be connected to main drainage. The Council welcomes the building being brought back to a productive use. and approves the style of the conversion as being sympathetic to the original building.
- (iv) 24/00746/LBC - Chapel At Former Runwell Hospital - Internal and external alterations to convert chapel to children's nursery including provision of enclosed outdoor play area, bin storage and signage. **Comment** - As for 24/00745/FUL
- (v) 24/01119/FUL - 17 Pitfield Shaw - Loft conversion with front facing dormers. **Comment** - No objection.

Minute 84 Questions/Other

The Chairman asked for an agenda item for the Full Council meeting on 2nd September. Runwell Parish Council to promote an Annual Summer Bridge Walk upon the opening of the new St. Luke's Bridge linking Runwell and Rettendon, this walk to be extended at a later date upon the opening of the "Hart" Bridge linking Battlesbridge to Wickford crossing the River Crouch.

The meeting closed at 8.00pm