

# Minutes

## Planning Committee

1st March 2016



### Present

Councillors	Present	Councillors	Present
J Abbott	Apologies	Lady Newton	Yes
R Bolton	Yes	J O'Reilly-Cicconi	Yes
Mrs L Bowers-Flint	Yes	Mrs I Parker	Yes
P Horner	Yes	R Ramage	Yes
H Johnson	Yes	Mrs W Scattergood (Chairman)	Yes
S Kirby	Yes	Mrs G Spray	Yes
D Mann	Yes		

### 82 **DECLARATIONS OF INTEREST**

**INFORMATION:** The following interests were declared:-

Councillor Mrs L Bowers-Flint declared a non-pecuniary interest in Application No. 15/01321/FUL - Former Riverside Pool, St Johns Avenue, Braintree as the Deputy Cabinet Member for Planning and Housing with responsibility for affordable housing. Councillor Mrs Bowers-Flint declared a non-pecuniary interest also in Application Nos. 15/01470/FUL and 15/01471/LBC - The Swan Public House, 1 Station Hill, Bures Hamlet as the applicant's representative who was speaking during Question Time was known to her.

Councillor P Horner declared a non-pecuniary interest in Application Nos. 15/01470/FUL and 15/01471/LBC - The Swan Public House, 1 Station Hill, Bures Hamlet as the applicant's representative who was speaking during Question Time was known to him.

Councillor Lady Newton declared a non-pecuniary interest in No. 15/01321/FUL - Former Riverside Pool, St Johns Avenue, Braintree as the Cabinet Member for Planning and Housing with responsibility for affordable housing.

Councillor Mrs W Scattergood declared a non-pecuniary interest in Application Nos. 15/01470/FUL and 15/01471/LBC - The Swan Public House, 1 Station Hill, Bures Hamlet as the applicant's representative who was speaking during Question Time was known to her.

In accordance with the Code of Conduct, Councillors remained in the meeting, unless stated otherwise, and took part in the discussion when the applications were considered.

83 **MINUTES**

**DECISION:** That the Minutes of the meeting of the Planning Committee held on 16th February 2016 be approved as a correct record and signed by the Chairman.

84 **QUESTION TIME**

**INFORMATION:** There were five statements made. Details of the people who spoke at the meeting are contained in the Appendix to these Minutes.

Principally, these Minutes record decisions taken only and, where appropriate, the reasons for the decisions.

85 **PLANNING APPLICATIONS APPROVED**

Prior to the consideration of Application No. 15/01064/FUL - 24 Temple Lane, Silver End it was confirmed that reference to the Silver End Conservation Guide as Adopted Supplementary Planning Guidance should have been listed in the Policy Considerations section of the Agenda report.

Planning Application Nos. 16/00140/FUL - Maurice Rowson Hall, Church Road, Gosfield; 15/01064/FUL - 24 Temple Lane, Silver End; and 15/01535/FUL - 84 Highfields Road, Witham were determined en bloc.

**DECISION:** That the undermentioned planning applications be approved under the Town and Country Planning Act 1990, including Listed Building Consent where appropriate, subject to the conditions and reasons contained in the Development Manager's report. Details of these planning applications are contained in the Register of Planning Applications.

<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*15/01471/LBC (APPROVED)	Bures Hamlet	Repton Heritage Restoration Ltd	Change of use from public house/restaurant to two residential dwellings and conversion of an outbuilding/garage to one residential dwelling with associated parking and amenity space, The Swan PH, 1 Station Hill.

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<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*16/00140/FUL (APPROVED)	Gosfield	Maurice Rowson Hall Management Committee	Erection of flat roof canopy to rear of building, Maurice Rowson Hall, Church Road.

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*15/01064/FUL (APPROVED)	Silver End	Mrs Joan Browne	Application for variation of condition no. 3 of approved application 13/00803/FUL - (Replace all 4 front windows with double glazed Crittall Homelite Windows) - Duration Heritage windows to be installed instead of Crittall Homelite, 24 Temple Lane.

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*15/01535/FUL (APPROVED)	Witham	Mr and Mrs Grant	Erection of orangery style single storey rear extension, 84 Highfields Road.

## 86 **SECTION 106 AGREEMENTS**

<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*15/01321/FUL (APPROVED)	Braintree	Parkland Developments Riverside Ltd	Erection of 48 no. one and two bedroom apartments, Former Riverside Pool, St Johns Avenue.

**DECISION:** That, subject to the applicant entering into a suitable legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the payment of a financial contribution towards the provision of public open space, the Development Manager be authorised to grant planning permission for the above development in accordance with the approved plans and the conditions and reasons set out in the report. Alternatively, in the event that a suitable planning obligation is not agreed within one calendar month of the date of the Planning Committee's decision (or any mutually agreed later date), the Development Manager be authorised to refuse planning permission on the basis of failure to make provision in accordance with relevant policies. Details of this planning application are contained in the Register of Planning Applications.

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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/01470/FUL (APPROVED)	Bures Hamlet	Repton Heritage Restoration Ltd	Change of use from public house/restaurant to two residential dwellings and conversion of an outbuilding/garage to one residential dwelling with associated parking and amenity space, The Swan PH, 1 Station Hill.

**DECISION:** That, subject to the applicant entering into a suitable legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the payment of a financial contribution towards the provision of public open space, the Development Manager be authorised to grant planning permission for the above development in accordance with the approved plans and the conditions and reasons set out in the report, as amended below. Alternatively, in the event that a suitable planning obligation is not agreed within one calendar month of the date of the Planning Committee's decision (or any mutually agreed later date), the Development Manager be authorised to refuse planning permission on the basis of failure to make provision in accordance with relevant policies. Details of this planning application are contained in the Register of Planning Applications.

The Committee approved this application, subject to the amendment of Condition No. 14 as follows:-

Amended Condition

- 14 Prior to the occupation of the development the details of the number, location and design of a covered parking facility for bicycles shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be provided prior to occupation and retained at all times.

PLEASE NOTE: The full list of standard conditions and reasons can be viewed at the office of the Development Manager, Council Offices, Causeway House, Bocking End, Braintree, Essex CM7 9HB.

(Where applications are marked with an \* this denotes that representations were received and considered by the Committee).

The meeting closed at 8.12pm.

Councillor Mrs W Scattergood  
(Chairman)

APPENDIX  
PLANNING COMMITTEE  
1ST MARCH 2016  
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application Nos. 15/01470/FUL and 15/01471/LBC - The Swan Public House, 1 Station Hill, Bures Hamlet
- (i) Statement by Mr Richard Andrews, 30 Water Lane, Bures Hamlet (Objector)
  - (ii) Statement by Dr Mark Curteis, 2 Smallbridge Cottages, Bures (Objector)
  - (iii) Statement by Mrs Gail Sails, Fysh House Farm Cottages, Bures St Mary for Mr Glen Taylor, Cranbrook, Sudbury Road, Bures (Objector)
  - (iv) Statement by Mr Richard Foreman, 5 The Granary, High Street, Bures (Objector)
  - (v) Statement by Mrs Amanda Ratcliff, c/o Repton Heritage Restoration Ltd, The Grove, Great Saling (for Applicant)