

Minutes

Planning Committee

10th May 2016



Present

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

8 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

Councillor R Bolton declared a non-pecuniary interest in Application No. 16/00347/FUL - land North of Purls Hill Farm, Purls Hill, Great Maplestead as the applicant was known to him.

Councillor K Bowers declared a non-pecuniary interest in Application No. 16/00070/FUL - Kingsmead Park, Coggeshall Road, Braintree as a relative lived at Kingsmead Park. Councillor Bowers left the meeting when the application was considered and determined.

Councillor Mrs L Bowers-Flint declared a non-pecuniary interest in Application No. 16/00070/FUL - Kingsmead Park, Coggeshall Road, Braintree as a relative lived at Kingsmead Park. Councillor Bowers-Flint left the meeting when the application was considered and determined.

Councillor Lady Newton declared a non-pecuniary interest in Application No. 16/00128/FUL - Broadfield Farm, Dunmow Road, Rayne as an elected Member of Essex County Council and a Member of the County Council's Development and Regulation Committee which would determine any application for the extraction of minerals from the site. Councillor Lady Newton abstained from voting on Application No.16/00128/FUL.

Councillor Mrs I Parker declared a non-pecuniary interest in Application No. 16/00347/FUL - land North of Purls Hill Farm, Purls Hill, Great Maplestead as the applicant was known to her.

Councillor P Schwier declared a non-pecuniary interest in Application No. 16/00347/FUL - land North of Purls Hill Farm, Purls Hill, Great Maplestead as the applicant was known to him and he was a neighbour of the site. Councillor Schwier left the meeting when the application was considered and determined.

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.

9 **MINUTES**

The Minutes of the meeting of the Planning Committee held on 26th April 2016 were not available for approval.

10 **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.

11 **PLANNING APPLICATION WITHDRAWN**

INFORMATION: The Committee was advised that the undermentioned planning application had been withdrawn from the Agenda.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
16/00458/ADV (WITHDRAWN)	Witham	Punch Taverns	Display of illuminated and non-illuminated signage to the exterior of the building, The Cherry Tree, Cressing Road.

12 **PLANNING APPLICATIONS APPROVED**

Planning Application Nos. 16/00240/FUL - Evangelical Church, The Street, Cressing; and 16/00190/FUL - Car Park, Great Notley Country Park, Great Notley Garden Village, Great Notley 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, as amended below. Details of these planning applications are contained in the Register of Planning Applications.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00070/FUL (APPROVED)	Braintree	Braintree Park Ltd	Retention of site office building, Kingsmead Park, Coggeshall Road.

The Committee approved this application, subject to an additional Condition and the amendment of the Reason for Condition No. 2 as follows:-

Additional Condition

- 3 Within one month of the date of this decision the window/s on the rear elevation shall be obscure glazed and secured to be permanently fixed shut.

Amended Reason for Condition

- 2 In order to enable the Local Planning Authority to give consideration to any other use of the building.

In discussing this application, the Committee asked Planning Officers to contact the Council's Environmental Services Department to discuss car parking, sewerage and drainage issues at the site and the enforcement of the mobile home licence conditions.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00240/FUL (APPROVED)	Cressing	Cressing Evangelical Church	Erection of front porch extension and external cladding, Evangelical Church, The Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00347/FUL (APPROVED)	Great Maplestead	Mr S Fordham	Erection of general purpose agricultural building, land North of Purls Hill Farm, Purls Hill.

Councillor Ian Johnson, representing Great Maplestead Parish Council, attended the meeting and spoke against this application.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00190/FUL (APPROVED)	Great Notley	Braintree District Council	Reconfiguration/expansion of main car park to provide additional car parking spaces, Car Park, Great Notley Country Park, Great Notley Garden Village.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00128/FUL (APPROVED)	Rayne	H T Smith (Farms) Ltd	Construction of a new vehicular site access and blocking up of existing access, Broadfield Farm, Dunmow Road.

Councillor Don Smith, representing Rayne Parish Council, attended the meeting and spoke against this application.

13 **PLANNING AND ENFORCEMENT APPEAL DECISIONS – MARCH 2016**

INFORMATION: Consideration was given to a report, for information, on planning and enforcement appeal decisions received during March 2016. The report included a summary of each case and a précis of the decision.

DECISION: That the report be noted.

14 **BRAINTREE DISTRICT COUNCIL LOCAL LIST OF HERITAGE ASSETS**

INFORMATION: Members were reminded that in 2014 the Planning Committee had supported the creation of a local list of heritage assets within the Braintree District to ensure that assets which made a positive contribution to local distinctiveness and character, and had local historic and architectural significance were given due consideration as part of the planning system. This had led to the launch of the Braintree District Local Heritage List on 19th August 2015.

A Panel had been established and had met to consider which properties could be included on the list. The Panel's discussions had relied on extensive research carried out by Braintree and Bocking Civic Society into buildings and structures across the District which formed part of the 'Courtauld' estate. Properties located within Braintree town and Bocking had been considered first. The Agenda report recommended 18 properties for inclusion on the list. The next area for review would be 'Courtauld' estate properties located within Witham.

In discussing this Item, Members of the Committee wished to record their thanks for the work undertaken by Braintree and Bocking Civic Society.

DECISION: That the assets recommended for inclusion on the Braintree District Local Heritage List, as identified in the Appendix to the Agenda report and listed below, be formally adopted.

Manor Street School, Manor Street, Braintree
Drinking Fountain, Market Place, Braintree
Our Lady of Peace Church and Presbytery, The Avenue, Braintree
Almshouses, St. Michaels Road, Braintree
Workmen's Hall, Church Street, Bocking
Village Hall, Church Street, Bocking
The Lodge, Braintree and Bocking Public Gardens, Bocking End, Bocking
Bocking Place, Courtauld Road, Bocking
Queens Meadow, Bradford Street, Bocking
13 and 15 Halstead Road, Bocking
Foley House, 115 High Garrett, Bocking
Redcliffe, 113 High Garrett, Bocking
92-96 High Garrett, Bocking
100 High Garrett, Bocking
'Mon Abri' and 'Uplands', Sunnyfields Road, Bocking
School/Unitarian Chapel, High Garrett, Bocking
60 Broad Road, Bocking
18 and 23-29 Coggeshall Road, Bocking

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 8.44pm.

Councillor J O'Reilly-Cicconi
(Vice-Chairman in the Chair)

APPENDIX
PLANNING COMMITTEE
10TH MAY 2016
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application No. 16 00070 FUL - Kingsmead Park, Coggeshall Road, Braintree
 - (i) Statement by Mr Edward Blake for Mrs Valerie Wood of 44 Kingsmead Park, Coggeshall Road, Braintree (Objector)
 - (ii) Statement by Mr Maurice Lipton, 58 Kingsmead Park, Coggeshall Road, Braintree (Objector)
 - (iii) Statement by Mrs J Overy, 87 Kingsmead Park, Coggeshall Road, Braintree (Objector)
 - (iv) Statement by Mrs Margaret Collar, 44 Nelson Gardens, Braintree (Objector)
- 2 Statement Relating to Application No. 16/00128/FUL – Broadfield Farm, Dunmow Road, Rayne

Statement by Mr William Childs, 28 Buckwoods Road, Braintree (Objector)