

Minutes

Planning Committee

21st July 2009



Present

Councillors	Present	Councillors	Present
J E Abbott	Yes	D Mann	Yes
E Bishop	Yes	Mrs J M Money	Apologies
J C Collar	Yes	Lady Newton	Yes
Mrs E Edey	Yes	J O'Reilly-Cicconi	Yes
Ms L B Flint	Yes (from 8.12pm)	Mrs W D Scattergood (Chairman)	Yes
T J W Foster	Yes	Mrs L Shepherd	Yes
Mrs B A Gage	Apologies	Mrs G A Spray	Yes
Mrs M E Galione	Yes		

Councillor G Butland attended part of the meeting in his capacity as Ward Member for Great Notley and Braintree West and Chairman of Great Notley Parish Council.

49 DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor J E Abbott declared a personal interest in Application No. 09/00774/T56 – land adjacent to Coggeshal Road, Bradwell as an objector was known to him; a personal interest in Application No. 09/00660/FUL – New Rickstones Academy, Conrad Road, Witham as he was a Member of Rivenhall Parish Council, he knew some of the objectors and he had attended site meetings; and a personal interest in Application No. 09/00658/FUL – land adjacent to Lynfield Motors, Hatfield Road, Witham as he was an Ordinary Member of Witham and Countryside Society which had commented on the application.

Councillor Mrs E Edey declared a personal interest in Application No. 09/00727/FUL – 56 East Street, Coggeshall as the applicant was known to her.

Councillor T J W Foster declared a personal and prejudicial interest in Application No. 09/00411/FUL – The Orangery, Felix Hall Park, Kelvedon as his company maintained the road leading to the applicant's and the objectors' properties. Councillor Foster indicated that he wished to speak on this application during Question Time.

Councillor Mrs M E Galione declared a personal interest in Application No. 09/00658/FUL – land adjacent to Lynfield Motors, Hatfield Road, Witham as she was an Ordinary Member of Witham and Countryside Society which had commented on the application.

Councillor Lady Newton declared a personal interest in Application No. 09/00727/FUL – 56 East Street, Coggeshall as the applicant was known to her.

Councillor J P L P O'Reilly-Cicconi declared a personal interest in Application No. 09/00627/FUL – Back House Croft, Bulmer Street, Bulmer as the applicant's father (Mr Rowe) was known to him.

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

50 MINUTES

DECISION: That the Minutes of the meeting of the Planning Committee held on 28th April 2009 be approved as a correct record and signed by the Chairman, subject to the time at which Councillor Mrs Galione left the meeting being amended from 11.00am to 11.00pm.

51 QUESTION TIME

DECISION: Due to the number of people requesting an opportunity to speak it was moved, seconded and subsequently resolved that the period of 30 minutes allocated for Question Time be extended to enable everyone to speak.

INFORMATION: There were fifteen statements made, a summary of which is contained in the Appendix to these Minutes.

Any amendments to the Officers' recommendations having taken into account the issues raised by members of the public would be dealt with by conditions, a summary of which is contained within the appropriate minute. Full details of the Decision Notices are contained in the Register of Planning Applications.

52 NOTIFICATION OF PROPOSED WORKS IN A CONSERVATION AREA – FELLING OF A CEDAR TREE AT WITHAM POLICE STATION, NEWLAND STREET, WITHAM

INFORMATION: The Chairman reported that Essex County Council acting as agent for Essex Police had withdrawn their notification to fell a Cedar tree at Witham Police Station, Newland Street, Witham and that this item would not be considered.

53 PRIOR APPROVAL APPLICATION

DECISION: That the applicant be advised that prior approval is not required for the undermentioned development.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00744/T56 (PRIOR APPROVAL NOT REQUIRED)	Bradwell	PHA Communications Ltd	Erection of 12m freestanding slim-line column and associated telecommunications development, land adjacent to Coggeshall Road.

54 PLANNING APPLICATIONS APPROVED

It was moved, seconded and agreed that planning applications 09/00727/FUL – 56 East Street, Coggeshall, 09/00632/FUL – Football Ground, Oxford Meadow, Sible Hedingham and 09/00703/FUL – 35 Walter Way, Silver End contained within Part B of the Agenda be approved en bloc in accordance with the Head of District Development's recommendations.

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 contained in the Head of District Development's report, as amended below, details of which are contained in the Register of Planning Applications.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00730/FUL (APPROVED)	Belchamp Walter	Chelsworth Ltd	Demolition of existing single garage (covered under separate application), severance of part side garden and erection of new two storey dwelling and associated outbuilding with improvements to existing access and new pedestrian access, Forge Cottage, Gestingthorpe Road.

The Committee approved this application, subject to the deletion of the wording of the original condition no. 6, its replacement by the following wording and its renumbering as condition no. 2; to the renumbering of all subsequent conditions; and to the following additional condition:-

Amended Condition (Previously No. 6 now No. 2)

2. Notwithstanding the approved plans listed above the pedestrian gate through the wall along the site frontage is specifically excluded from this permission and the wall shall be retained intact and permanently maintained as such thereafter.

Additional Condition

18. Development shall not be commenced until details of the surface treatment for the driveway and areas of hardsurfacing around the dwelling have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include the use of permeable materials laid on a porous base unless otherwise specifically approved in writing. The development shall be implemented in accordance with the approved details and the driveway shall be made available for the parking of vehicles prior to the first occupation of the dwelling and thereafter permanently maintained.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00727/FUL (APPROVED)	Coggeshall	Mr I Broatchie	Loft conversion with pitched and flat roof dormer to rear, 56 East Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00674/FUL (APPROVED)	Greenstead Green	Mr Philip Greaves	Erection of rear and side extensions to be built upon existing single storey extensions, Saffron Cottage, Church Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00411/FUL (APPROVED)	Kelvedon	Mr Robert Mackay	Erection of a new stable block with 2 no. loose boxes 1 no. hay store and 1 no. tack room and 2 no. large storage sheds. All to be built on concrete base with timber framed walls and roof, The Orangery, Felix Hall Park.

The Committee approved this application, subject to the following additional conditions:-

6. Development shall not be commenced until a scheme for the provision and implementation of surface water drainage has been submitted to and approved, in writing, with the Local Planning Authority. The scheme shall be constructed and completed before occupancy of any part of the proposed development.
 7. Development shall not be commenced until a scheme for the provision and implementation of foul water drainage has been submitted to and approved, in writing, with the Local Planning Authority. The scheme shall be constructed and completed before any discharge is generated.
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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00632/FUL (APPROVED)	Sible Hedingham	Hedingham United Football Club	Proposed 'dug outs' on football ground, Football Ground, Oxford Meadow.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00703/FUL (APPROVED)	Silver End	Mr and Mrs D Pidun	Erection of two storey side extension, 35 Walter Way.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00660/FUL (APPROVED)	Witham	Mr A Clark	Creation of a new dirt track and hard standing area for cycle training (motorised and non- motorised) within the Academy curriculum. MOT type 1 access road and 1.8m chain link fence/gates will be provided for security and access, New Rickstones Academy, Conrad Road.

The Committee approved this application, subject to the amendment of Conditions 1 and 3 and to three additional conditions as follows:-

Amended Conditions

1. The use hereby permitted shall be for a limited period of one year from the date the development first comes into use, which shall be on or before the expiration of three years beginning with the date of this permission. At the end of the period of one year from the use first commencing it shall be discontinued. The land shall thereafter be restored in accordance with a scheme previously submitted to and approved in writing by the local planning authority within 1 year of the cessation of the use, unless planning permission for a continuation of the use has been granted.

3. The dirt track shall not be open or used outside of the following hours:-

Monday to Friday 10.00am to 5.00pm
Saturdays 10.00am to 1.00pm
Sundays and Bank Holidays - the facility shall be closed

Additional Conditions

5. All motorcycles which use the site shall only have 4 stroke engines. At any one time only four motorcycles may be present on site with a maximum of two using the track at any one time. Motorcycle riders shall only be aged between 13 years and 16 years. The operators of the site shall keep a log of all site usage including the engine size and number of motorcycles using the track, the age of the riders, and the time and date of use. Such log shall be made available upon request to the Local Planning Authority for inspection.

6. Prior to the first use of the site all boundary fences shall be made secure to prevent any unauthorised use and thereafter maintained as such.
7. The 1m wide gate on the northern site boundary shall be permanently closed off prior to the site first coming into use and maintained as such. If a second access point is required details of the proposed new location shall be submitted to and approved in writing by the Local Planning Authority prior to its installation.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00658/FUL (APPROVED)	Witham	Steve Prince Transport	Change of use of vehicle storage and parking to lorry park and ancillary facilities, land adjacent to Lynfield Motors, Hatfield Road.

The Committee approved this application, subject to the addition of the following paragraphs to the Information to Applicant:-

Information to Applicant

2. The applicant is advised to erect appropriate signage and to instruct all drivers leaving the site to turn left so that they rejoin the A12, in order to avoid any heavy goods vehicles driving through Witham Town Centre where weight restrictions apply.
3. In respect of Condition 4 above, you are advised to ensure that all lighting is angled down flat to ground to minimise any light spillage in accordance with Best Practice.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00709/FUL (APPROVED)	Witham	Mr R & C Ganatra	Alteration of first floor flat to provide two no. flats, 58 Newland Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00710/LBC (APPROVED)	Witham	Mr R & C Ganatra	Alteration of first floor flat to provide two no. flats, 58 Newland Street.

55 **SECTION 106 AGREEMENT**

DECISION: That, subject to the applicant entering into a suitable planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 to secure a financial contribution towards pedestrian crossing improvements within Bradford Street, the Head of District Development be authorised to grant planning permission

for the following development, in accordance with the conditions and reasons set out in his report, as amended below. Alternatively, in the event that a suitable planning obligation is not provided by the target date for determining this application, the Head of District Development be authorised to refuse the grant of planning permission.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00701/FUL (APPROVED)	Braintree	Casual Finance Ltd	Erection of 6 no. one bed terraced mews cottages with car parking and amenity to the rear, 44 Bradford Street.

The Committee approved this application, subject to the amendment of condition no. 15 and the addition of the following condition and paragraph to the Information to Applicant:-

Amended Condition

15. Notwithstanding the approved plans, the driveway, access, turning and parking areas shall be constructed using a permeable block paving on a porous base and thereafter maintained as such. The use of unbound materials is specifically excluded.

Additional Condition

20. Notwithstanding the approved plans (Drawing No. WPS/BS/2), parking space no. 3 shall be relocated further from the boundary wall with no. 42 Bradford Street to allow an intervening area of landscaping, details of which shall be approved under condition 18 above.

Additional Information to Applicant

3. In seeking to discharge the requirements of condition 18, it is expected that the indicative position of the tree in the amenity area to the west of parking bays 1, 2, A and B shall be sited so as to interrupt any views between the new units and the rear of the adjoining residential property at No. 42 Bradford Street.

56 PLANNING APPLICATIONS REFUSED

DECISION: That the undermentioned planning applications be refused for the reasons contained in the Head of District Development's report, as amended below, details of which are contained in the Register of Planning Applications.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00627/FUL (REFUSED)	Bulmer	Mr & Mrs P Rowe	Erection of detached dwelling design in the style of a converted Essex barn and provision of a new vehicular access to serve the new dwelling and existing commercial enterprise, Back

Councillor M Crome, Vice-Chairman of Bulmer Parish Council, joined the table and spoke on this application. Councillor Crome stated that the Parish Council objected to this application on similar grounds to those submitted in respect of the previous application. It was considered that the proposed development would be too dominant on the site and that the new access would be outside the Village Envelope and within the Special Landscape Area.

The Committee refused this application, subject to the reason for refusal being amended as follows:-

Amended Reason

Part of the site is located within the Countryside in an area designated as being of Special Landscape Value. Policies RLP78, RLP79 and RLP90 state that the Countryside will be protected for its own sake and that development should be well related to existing patterns of development and of a scale, siting and design sympathetic to the rural landscape character. Furthermore, Planning Policy Statement No. 7: Sustainable Development in Rural Areas seeks good quality, sustainable development that respects and enhances local distinctiveness and the intrinsic qualities of the countryside.

It is considered that the new access, driveway, parking area and associated landscaping would be incongruous and visually intrusive within the surrounding area and alter the character and appearance of the rural countryside location.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00691/FUL (REFUSED)	Rayne	Ms Mandy Miller	Erection of new timber-framed entrance porch and bay extension and insertion of new window and rooflight together with minor internal alterations, Coach House Barn, The Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00692/LBC (REFUSED)	Rayne	Ms Mandy Miller	Erection of new timber-framed entrance porch and bay extension and insertion of new window and rooflight together with minor internal alterations, Coach House Barn, The Street.

DECISION: That the undermentioned planning applications be refused for the reasons stated below.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00574/FUL (REFUSED)	Black Notley	Miss S Cottrill	Change of use of land for stationing of portacabin to accommodate a baby room, The Colourwheel Montessori Nursery, Denton Crescent.

Reason for Refusal

The site lies within Black Notley's designated development boundary, where the principle of development is supported by RLP2. However, Policy RLP90 requires that the design, scale and height of new developments shall be in harmony with the character and appearance of the surrounding area and reflect or enhance local distinctiveness. Furthermore, Policies RLP80 and RLP81 seek to safeguard the natural features of the landscape including trees which contribute to its distinctiveness.

It is considered that the proposed portacabin would be an alien feature on this site detrimental to the established setting of the existing building and harmful to the street scene, and character and appearance of the area. Such harm would be further exacerbated by the removal of the three trees, two of which are protected, which it is not considered can be adequately compensated for by replacement planting. As such the proposals are considered contrary to the above mentioned policies.

It was moved and seconded that this application be approved, but on being put to the vote this motion was declared LOST. It was subsequently moved and seconded that the application be refused and on being put to the vote this motion was declared CARRIED.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00641/FUL (REFUSED)	Great Notley	Gary Frize-Williams	Extension to an existing garage to create a double garage. The roof space will be used as a room, 17 Thirlmere Close.

Councillor G Butland joined the table and spoke on this application in his capacity as Ward Member for Great Notley and Braintree West and Chairman of Great Notley Parish Council. Councillor Butland supported those residents who had objected to the application. Councillor Butland indicated that whilst garages had been constructed locally with rooms above, it was understood that these were attached to the main residential property, whereas in this case the garage was free-standing and some way from the residential dwelling. Councillor Butland expressed concern that, if approved,

the proposal would set a precedent for similar development in the area. Councillor Butland considered that the proposal would harm the character of the area and have an unacceptable impact on neighbouring residential amenity. Councillor Butland requested, that if the application was to be approved, proposed condition no. 2, restricting any part of the building from being used for residential accommodation, should be enforced rigorously.

Reason for Refusal

The application site lies within the Town Development Boundary where Policy RLP17 requires that new development should not result in overdevelopment of a plot when taking into account the footprint of the existing dwelling and the relationship to plot boundaries; the siting, bulk, form and material should be compatible with the existing dwelling; and there should be no material impact on the identity of the street scene, scale and character of the area. Furthermore, Policy RLP90 states that the scale, density, height and massing of buildings should reflect or enhance local distinctiveness and the design should be in harmony with the character and appearance of the surrounding area.

The proposal will be of a scale, bulk, height and design which will be prominent in the surrounding area to the detriment of the street scene and local character, harmful to the visual amenities of the surroundings.

It was moved and seconded that this application be approved, but on being put to the vote this motion was declared LOST. It was subsequently moved and seconded that the application be refused and on being put to the vote this motion was declared CARRIED.

PLEASE NOTE: The full list of standard conditions and reasons can be viewed at the office of the Head of District Development, 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 9.50pm.

MRS W D SCATTERGOOD

(Chairman)

APPENDIX

PLANNING COMMITTEE

21ST JULY 2009

PUBLIC QUESTION TIME

Summary of Questions Asked / Statements Made During Public Question Time

1. Statement by Mrs Sarah Woodcock, 48 Bradford Street, Braintree
Application No. 09/00701/FUL - 44 Bradford Street, Braintree

Mrs Woodcock indicated that she lived adjacent to the site and she expressed concern about the effect of the proposal on access, parking and the Conservation Area. Mrs Woodcock stated that the access to the site was very narrow and that there was very poor visibility from the access onto Bradford Street. Mrs Woodcock stated that the access was also currently used by people visiting business premises at the site and that the development of six further dwellings would make the access more hazardous. Mrs Woodcock referred to the problem of limited parking in Bradford Street and she stated that this would be exacerbated by the development of further dwellings. Mrs Woodcock stated that the proposed parking spaces indicated on the plans had not been drawn correctly.

2. Statements Relating to Application No. 08/00627/FUL – Back House Croft, Bulmer Street, Bulmer

- (i) Statement by Mr Peter Wenborn, Lark Field, Bulmer Street Bulmer

Mr Wenborn referred to the policies of the Braintree District Local Plan Review which stated that infill residential development should be appropriate and not detrimental to the area. Mr Wenborn referred to the line of the Village Envelope and he indicated that there was no space within the envelope to provide car parking, a turning space, or garaging for the new dwelling. Mr Wenborn stated that the proposed dwelling would be significantly larger than Back House Croft and that the separation between the two properties had been reduced. Mr Wenborn stated that the proposal would lead to an intense built form in an area of low density development.

- (ii) Statement by Mrs Jane Rowe, Back House Croft, The Street, Bulmer
(Applicant)

Mrs Rowe stated that the revised development could be accommodated within the Village Envelope, that the new dwelling would not be out of proportion with its neighbours and that there was less separation between other nearby dwellings than this proposal. Mrs Rowe stated that hedges and trees would be planted and that a gravel surface was proposed for the access. Mrs Rowe stated that the proposal met planning policies and that Essex County Council Highways had no objection.

3. Statements Relating to Application No. 09/00660/FUL – New Rickstones Academy, Conrad Road, Witham

(i) Statement by Mr John Palombi, Bramstons, White Horse Lane, Witham

Mr Palombi stated that he was a Governor of the New Rickstones Academy and that the proposal was for a 'training' track not a 'race' track. Mr Palombi stated that the track would be supervised at all times and that when it was not in use it would be kept locked. Mr Palombi indicated that the track was for use by the community, particularly young people and it was hoped that the provision of training for people at a young age would help to prevent motor-cycle fatalities. With regard to noise, Mrs Palombi referred to a recent site visit which had shown that the sound of the bikes would not be heard. Mr Palombi stated that a temporary permission of one year would be acceptable.

(ii) Statement by Mr Robert Wright, 303 Rickstones Road, Rivenhall

Mr Wright stated that he was speaking on behalf of residents of Rickstones Road, Rivenhall. Mr Wright stated that some people were concerned about the proposed track being adjacent to the John Ray walk and they were worried that the sound of motorbikes would frighten dogs on the walk.

(iii) Statement by Mr George Harris, Glebe Farm Cottage, Rectory Lane, Rivenhall

Mr Harris requested that planning permission should only be granted for one year and then reviewed. Mr Harris requested also that the hours of operation should be changed to 10.00am to 5.00pm Monday to Friday and 9.00am to 12 noon on Saturday, with no use on Sundays or Bank Holidays. Mr Harris indicated that the fencing surrounding the site was in a poor state of repair and that there could be problems with security. Mr Harris queried the ages of the people who would be using the facility.

4. Statements Relating to Application No. 09/00574/FUL – The Colourwheel Montessori Nursery, Denton Crescent, Black Notley

(i) Statement by Mr Michael Osborne, 18 Hadfield Drive, Black Notley

Mr Osborne stated that the proposed building would be an obtrusive structure which would dominate the area and be of detriment to the street scene.

(ii) Statement by Mr James Collins, 16 Hadfield Drive, Black Notley

Mr Collins expressed concern about vehicular access to the Nursery and car parking. Mr Collins stated that currently customers of the Nursery blocked residents' rear car parks and double-parked on the street. Mr Collins indicated that Nursery staff did not control parking, or direct traffic. Mr Collins stated that the road had not been adopted and he queried whether the Nursery would contribute to the upkeep of the road and the pavements. Mr Collins indicated that with additional staff and children there could be 22 extra vehicles visiting the Nursery each day. Mr Collins stated that there were alternative commercial properties in Black Notley which could be used.

- (iii) Statement by Miss Sam Cottrill, The Colourwheel Montessori Nursery, Denton Crescent, Black Notley (Applicant)

Miss Cottrill stated that the Nursery had been established in 1976 and that approval of the planning application would help to secure its future. Miss Cottrill indicated that the baby room would create at least two and possibly four new jobs and that permanent planning permission was desired as this would enable the Nursery to access funding from Essex County Council. Miss Cottrill stated that the new building would be screened by shrubs and that the proposal should not impact on local parking due to the hours of use.

5. Statements Relating to Application No. 09/00641/FUL – 17 Thirlmere Close, Great Notley

- (i) Statement by Mr Michael Moore, 15 Thirlmere Close, Great Notley

Mr Moore stated that it seemed the intention of the application was to provide residential accommodation rather than garaging and he expressed concern that the area would be used as a workshop. Mr Moore indicated that the proposal would lead to the loss of a parking space and that access to neighbouring properties by residents, emergency and service vehicles would be affected. Mr Moore considered that the proposal was unlikely to meet Building Regulations' requirements regarding access to the roof space and he feared that this would lead to design changes which would result in the applicant being able to construct the building as originally proposed.

- (ii) Statement by Mrs Moira Frize-Williams, 17 Thirlmere Close, Great Notley (Applicant)

Mrs Moira Frize-Williams stated that the proposal would provide parking for two cars with office space above. Mrs Frize-Williams indicated that, if the application was approved, the builder would only work during normal working hours and that he would park his vehicles in a considerate way which would not obstruct local residents. Mrs Frize-Williams stated that the proposal would not cause a problem to neighbours and that the current number of parking spaces would remain.

6. Statements Relating to Application No. 09/00674/FUL – Saffron Cottage, Church Road, Greenstead Green

- (i) Statement by Miss Samantha James, Rose Cottage, Church Road, Greenstead Green

Miss James stated that she lived next door to the application site and that two previous applications had been rejected on the grounds of their effect on Rose Cottage through loss of light and outlook, and over development. Miss James considered that the current proposal would still lead to loss of light, particularly to the rear of Rose Cottage. Miss James indicated that the proposed extension to Saffron Cottage, together with the existing extension, represented 172% of the original cottage and she considered this to be over development. Miss James considered that when viewed from the side the

extension, due to its bulk and its prominent and detailed roof structure, would have an over bearing effect on Rose Cottage. Miss James stated that she planned to extend Rose Cottage, but she considered it important that the character of the cottages should be retained as much as possible.

(ii) Statement by Mr Tony Greaves, Saffron Cottage, Church Road, Greenstead Green (Applicant)

Mr Greaves stated that the accommodation on the ground floor of Saffron Cottage was adequate, but that the accommodation upstairs was cramped and there was a winding staircase. It was proposed that a new upstairs bathroom and a modern staircase should be provided. Mr Greaves stated that the revised proposal sought to reduce the impact of the extension on the neighbouring property.

7. Statements Relating to Application No. 09/00411/FUL – The Orangery, Felix Hall Park, Kelvedon

(i) Statement by Mr Robert Mackay, The Orangery, Felix Hall Park, Kelvedon (Applicant)

Mr Mackay commended the Officer's report on the application and he accepted the conditions which were being proposed. Mr Mackay indicated that he was seeking to remove the sheds which were currently on the site in order to restore the setting of the Listed Building.

(ii) Statement by Councillor Tom Foster, Little Greys, Kelvedon

Councillor Foster drew Members' attention to the objections of neighbours and to the wording of policy RLP 85.

8. Statement by Mr Jonathan Law, Jala, Studio 20, 436 Essex Road, London N1 3QP (Agent)
Application Nos. 09/00691/FUL and 09/00692/LBC – Coach House Barn, The Street, Rayne

Mr Law stated that the property was a Grade II listed barn and that the proposals represented small, discreet and reversible elements which reflected the historic character of the building.