

# PLANNING COMMITTEE AGENDA



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**Date:** Tuesday 29th April 2008

**Time:** 7.15pm

**Venue:** Council Chamber, Causeway House, Bocking End, Braintree, CM7 9HB

**Membership:** Councillors to be determined at the Council Annual General Meeting on 21<sup>st</sup> April 2008

**Members are requested to attend this meeting, to transact the following business:-**

## **PUBLIC SESSION**

### **1. Apologies for Absence**

### **2. Declarations of Interests.**

- (a) To declare the existence and nature of any 'personal' or 'personal and prejudicial' interests relating to items on the agenda having regard to paragraphs 8 to 12 (inclusive) of the Code of Conduct for Members in Part 5 of the Constitution and having taken appropriate advice (where necessary) before the meeting.
- (b) Any member with a 'personal and prejudicial' interest to indicate whether he/she intends to make representations in accordance with paragraph 12 (2) of the Code of Conduct as part of Question Time.

### **3. Minutes.** To approve as a correct record the minutes of the meetings of the Planning Committee held on 4<sup>th</sup> March 2008 (copy previously circulated) and 18<sup>th</sup> March 2008 (copy to follow).

### **4. Question Time.** (See paragraph on Page iv of the Agenda)

### **5. Planning Applications**

This item is in two parts. The applications set out in Part A will be considered in the normal way. Those listed under Part B are straightforward planning applications, which may be considered 'en bloc' with no introduction being made by officers. Viewfoils will be available upon request.

**Part A**:- To consider the following new planning applications:

<b>BRAINTREE</b>		Change of use of ground floor to hot food take-away, 49 Stubbs Lane. Application No. 08/00533/COU. (Page 1)
<b>COGGESHALL</b>		Application for Certificate of Lawfulness for an existing use – use of existing property as a dwellinghouse, 24 East Street. Application No. 08/00503/ELD. (Page 6)
<b>HALSTEAD</b>		Conversion and change of use of Nether Priors care home and adjacent Flint Cottages to residential use (use class C3) and construction of 8 no. new supported housing units (use class C2), Nether Priors, Colchester Road. Application No. 08/00272/FUL. (Page 10)
<b>HATFIELD PEVEREL</b>		Demolish existing vacant 'bungalow' and outbuildings previously used as a cafe and erection of 2/3 storey 42 bed care home with parking areas, bin and cycle stores and landscaped gardens, Wayside Cafe, The Street. Application No. 08/00254/FUL. (Page 18)
<b>KELVEDON</b>	(1)	Erection of 5 no. two bedroom dwellings, 18 New Road. Application No. 08/00526/REM. (Page 27)
	(2)	Erection of workshop, Polish Camp Site – Rivenhall Airfield, Woodhouse Lane. Application No. 08/00534/FUL. (Page 33)
<b>RAYNE</b>		Demolition of existing industrial buildings. Decontamination of site and erection of 82 dwellings and 3 offices with access from The Street and Brunwin Road, Rayne Foundry, The Street. Application No. 08/00273/FUL. (Page 39)
<b>WITHAM</b>	(1)	Demolition of outbuilding and garage and erection of two bedroom house with integral garage, 15 St Nicholas Close. Application No. 08/00274/FUL. (Page 61)
	(2)	Erection of detached 3 bed property, 14 Chalks Road. Application No. 08/00380/FUL. (Page 66)
	(3)	Erection of new 2 bedroom dwelling, land rear of 4 to 8 Guithavon Valley. Application No. 08/00428/FUL. (Page 71)

**Part B:-** To consider the following minor planning applications:-

<b>BELCHAMP OTTEN</b>		Erection of single storey link extension between existing house and adjacent garage, Beech House, The Street. Application No. 08/00552/FUL. (Page 76)
<b>EARLS COLNE</b>		Erection of rear conservatory, 26 Reuben Walk. Application No. 08/00275/FUL. (Page 80)
<b>GREAT YELDHAM</b>		Erection of rear extension to form grannie annexe, Crossing Cottage, Poole Street. Application No. 08/00515/FUL. (Page 84)
<b>HATFIELD PEVEREL</b>	(1)	Change of use of land to form extension to existing garden, 37 (Plot 1) Sportsmans Lane. Application No. 08/00520/COU. (Page 88)
	(2)	Change of use of land to form extension to existing garden, 35 (Plot 2) Sportsmans Lane. Application No. 08/00521/COU. (Page 92)

6. **Urgent Business.** To consider any matter, which in the opinion of the Chairman, should be considered in public by reason of special circumstances (to be specified) as a matter of urgency.
7. To agree the exclusion of the public and press for the consideration of the following item for the reasons set out in Part 1 of Schedule 12(A) of the Local Government Act 1972.

*At the time of compiling the Agenda, there were no items for inclusion in this part of the Agenda.*

**PRIVATE SESSION**

8. **Urgent Business.** To consider any matter, which in the opinion of the Chairman, should be considered in private by reason of special circumstances (to be specified) as a matter of urgency.

A WEBB  
Member Resources Officer

**NOTE**

**(1) Call in Procedure**

Key Decisions can be identified by the prefix \*\*. Any 5 Members of the Council may refer any key decision made on this Agenda to the Overview and Scrutiny Committee for 'call in'. This must be undertaken within 6 days of publication of the minutes. Any decisions made and not 'called in' by this date and time will become effective.

**(2) Background Papers Relating to Planning Reports**

- Essex County Council Structure Plan
- Braintree District Local Plan Review

## QUESTION TIME

Immediately after the Minutes of the previous meeting have been approved there will be a period of up to 30 minutes when members of the public can speak about Council business or other matters of local concern. During this period Councillors who have declared a personal and prejudicial interest in any item of business on the agenda may also speak as permitted by the Council's Code of Conduct for Members. Whilst members of the public can remain to observe the whole of the public part of the meeting, Councillors with a personal and prejudicial interest must withdraw whilst the item of business in question is being considered. Members of the public wishing to speak should contact the Council's Member Resources Section on 01376 552525 or e-mail [alison.webb@braintree.gov.uk](mailto:alison.webb@braintree.gov.uk) prior to the meeting. The Council's "Question Time" leaflet explains the procedure and copies of this may be obtained at the Council's offices at Braintree, Witham and Halstead.

If you require any further information relating to this agenda or wish to forward your apologies for absence please contact Alison Webb on 01376 552525 or e-mail [alison.webb@braintree.gov.uk](mailto:alison.webb@braintree.gov.uk)

*The last page of this agenda is numbered 95.*

## **Health and Safety**

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Braintree District Council welcomes comments from members of the public in order to make its services as efficient and effective as possible. We would appreciate any suggestions regarding the usefulness of the paperwork for this meeting, or the conduct of the meeting you have attended.

Please let us have your comments setting out the following information

Meeting Attended .....

Date of Meeting .....

Comments.....

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Contact details .....