

Minutes

Planning Committee

6th December 2011



Present

Councillors	Present	Councillors	Present
J E Abbott	Apologies	D Mann	Yes
E Bishop	Yes	Lady Newton	Yes
R J Bolton	Yes	J O'Reilly-Cicconi	Yes
C A Cadman	Yes	R Ramage	Yes
L B Flint	Yes	W D Scattergood (Chairman)	Yes
T J W Foster	Yes	L Shepherd	Yes
P Horner	Yes	G A Spray	Yes
S C Kirby	Yes (from 7.30pm)		

75 DECLARATIONS OF INTEREST

The following interests were declared:

All Councillors declared a personal interest in Application No. 11/00898/FUL – Slaughterhouse, Row Green, Bakers Lane, Black Notley as the applicant's agent was a former employee of Braintree District Council.

In accordance with the Code of Conduct Councillors remained in the meeting and took part in the discussion when the application was considered.

76 MINUTES

DECISION: That the Minutes of the meeting of the Planning Committee held on 22nd November 2011 be approved as a correct record and signed by the Chairman

In discussing this item, Members of the Committee commended the Officers and supported the Information to Applicant added to the approved Application No. 11/01335/FUL – WM Morrison Supermarkets Plc, Rayne Road, Braintree.

77 QUESTION TIME

INFORMATION: There were three 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. An audio recording of the meeting is available from Member Services.

78 PLANNING APPLICATIONS WITHDRAWN

INFORMATION: The Chairman reported that the undermentioned planning applications had been withdrawn from the Agenda. The applications had been withdrawn by the applicant. Details of the 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>
*11/01373/FUL (WITHDRAWN)	Sible Hedingham	Mr A Buckingham	Conversion of redundant public-house into 2 no. semi-detached four bedroom houses; conversion and extension of two stable-buildings into 2 no. two bedroom dwellings together with associated car-parking and landscaping, The Swan Inn, Swan Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*11/01374/LBC (WITHDRAWN)	Sible Hedingham	Mr A Buckingham	Conversion of redundant public-house into 2 no. semi-detached four bedroom houses; conversion and extension of two stable-buildings into 2 no. two bedroom dwellings together with associated car-parking and landscaping, The Swan Inn, Swan Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*11/01375/FUL (WITHDRAWN)	Sible Hedingham	Mr Adrian Buckingham	Erection of 2 no. linked chalet-houses, land rear of The Swan Inn, Swan Street.

79 PLANNING APPLICATIONS APPROVED

Planning Application Nos. 11/01409/FUL - 67 Cherry Tree Close, Halstead and 11/01350/FUL - Land off Rectory Lane, Wickham St Paul 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 contained in the Development Manager's report, as amended below. Details of the 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>
*11/00898/FUL (APPROVED)	Black Notley	Mr C Martin	Change of use of land for the storage of skips, Slaughterhouse, Row Green, Bakers Lane.

The Committee approved this application, subject to the amendment of Condition Nos. 3, 6 and 7 and the addition of two conditions and two paragraphs to the Information to Applicant as follows:-

Amended Conditions

3. The storage of skips associated with this planning permission shall only take place on land to the south of the Slaughterhouse building, shaded grey on the additional plan dated 2nd November 2011. Within three months of the date of this permission details of the skip storage and use associated with the reasonable operation of the Slaughterhouse shall be submitted to the local planning authority. There shall be no other skip storage on the application site other than that in the area shaded grey on the additional plan, the subject of this planning permission and the approved details reasonably required in association with the operation of the Slaughterhouse.
6. There shall be no vehicular movements to, from, or within the premises in association with the use which is the subject of this permission outside the following times:-

Monday to Friday 0730 hours - 1800 hours
Saturday 0730 hours - 1300 hours
Sundays, Bank Holidays and Public Holidays - no vehicular movements.
7. The number of skips kept at the site shall be restricted as follows:
 - a) No more than 35 skips shall be stored on site at any one time
 - b) The empty skips shall not be stacked more than four high
 - c) No more than 4 skips which are not empty shall be stored at the site at any one time, and any which are shall be removed, or emptied by the end of the next working day, following their arrival.

Additional Conditions

10. The number of goods vehicles operated, or parked at the site shall not exceed 12 vehicles and 15 trailers at any one time.
11. The public's rights and ease of passage over Public Footpath Numbers 7 and 8 (Black Notley) shall be maintained free and unobstructed at all times.

Additional Information to Applicant

3. (ISGN34) In seeking to discharge the external lighting scheme condition you are advised that the details submitted should seek to minimise light spillage

and pollution, cause no unacceptable harm to natural ecosystems, maximise energy efficiency and cause no significant loss of privacy or amenity to nearby residential properties and no danger to pedestrians or road users. Light units should be flat to ground and timer / sensor controls should also be included as appropriate. The applicant is invited to consult with the local planning authority prior to the formal submission of details.

4. All works affecting the highway to be carried out by prior agreement with and to the requirements and specifications of the Highway Authority and application for necessary works should be made initially by phone on 0845 6037631.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*11/01409/FUL (APPROVED)	Halstead	Mr Paul Vidler	Erection of single storey extension to side/rear/front elevation, 67 Cherry Tree Close.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*11/01418/FUL (APPROVED)	Wethersfield	Trials Equipment UK Ltd	Change of use of land from agricultural to light industrial use and to extend a light industrial/storage building, ancillary site works and boundary improvements, Trials Equipment UK Ltd, Hudsons Hill.

The Committee approved this application, subject to the amendment of Condition No. 8 as follows:-

Amended Condition

8. Development shall not be commenced until details of any proposed additional external lighting to the site including position, design, height, levels of luminance, hours of use and energy efficiency have been submitted to the local planning authority for approval. Development shall be implemented in accordance with the approved details and shall be permanently maintained as such. No additional lighting shall be inserted at any time without the prior approval of the local planning authority.
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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*11/01350/FUL (APPROVED)	Wickham St Paul	Mr Kenneth Wright	Erection of agricultural building, land off Rectory Lane.

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 7.50pm.

W D SCATTERGOOD

(Chairman)

APPENDIX
PLANNING COMMITTEE
6TH DECEMBER 2011
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

1. Statements Relating to Application No. 11/00898/FUL – Slaughterhouse, Row Green, Bakers Lane, Black Notley
 - (i) Statement by Mrs Jacqueline Smith, Badgers, Bakers Lane, Black Notley (Objector)
(Mrs Smith declared a personal interest in this application as she knew the applicant's family and she lived within half a mile of the site).
 - (ii) Statement by Mr Michael Letch, 134 Witham Road, Black Notley (Agent)
2. Statement Relating to Application No. 11/01418/FUL – Trials Equipment UK Ltd, Hudsons Hill, Wethersfield

Statement by Mrs Gwen Basham, 1 Tricketts Lane, Hudsons Hill, Wethersfield (Objector)