

# Minutes

## Planning Committee

3rd March 2015



### Present

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

Councillor S Wilson was also in attendance.

### 133 **DECLARATIONS OF INTEREST**

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

Councillor S C Kirby declared a non-pecuniary interest in Application No. 14/01574/OUT - land adjacent to 24 White Horse Avenue, Halstead as an elected Member of Halstead Town Council. Councillor Kirby stated that he had not taken part in the Town Council's discussions on the application.

Councillor D Mann declared a non-pecuniary interest in Application No. 14/01624/FUL - land adjacent to 15 Highfield Close, Braintree as some of the objectors were known to him.

Councillor R Ramage declared a non-pecuniary interest in Application No. 14/01624/FUL - land adjacent to 15 Highfield Close, Braintree as some of the objectors were 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 applications were considered.

### 134 **MINUTES**

**DECISION:** That the Minutes of the meeting of the Planning Committee held on 17th February 2015 be approved as a correct record and signed by the Chairman.

135 **QUESTION TIME**

**INFORMATION:** There were eight 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.

136 **PLANNING APPLICATIONS WITHDRAWN FROM THE AGENDA**

**INFORMATION:** The Chairman reported that the undermentioned planning applications had been withdrawn from the Agenda. 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>
*14/01556/FUL (WITHDRAWN)	Kelvedon	Greenfields Community Housing	Demolition of 8 no. bungalows and erection of 4 no. flats and 9 no. houses with new access road and vehicular parking, land at 29 - 43 Thorne Road.

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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>
*14/01557/FUL (WITHDRAWN)	Kelvedon	Greenfields Community Housing Ltd	Demolition of 12 no. flats (existing nos. 20-42 Church Road) and erection of 18 no. houses with new access road and vehicular parking, land at South East, Church Road.

137 **PLANNING APPLICATIONS APPROVED**

Planning Application Nos. 14/01398/FUL - Broadoakes, Colne Road, Bures Hamlet; and 14/01474/FUL - 8 Church Street, Colne Engaine 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 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>
*14/01587/FUL (APPROVED)	Braintree	Mr R Jewitt	Erection of a side extension to form a separate dwelling, 275 Coggeshall Road.

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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>
*14/01624/FUL (APPROVED)	Braintree	Mr and Mrs Allen	Erection of two dwellings, land adjacent to 15 Highfield Close.

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

**Information to Applicant**

- 1 (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.
- 2 (IN40) Please note that in accordance with Government Legislation a formal application must be made to the Local Planning Authority when submitting details in connection with the approval of details reserved by a condition. Furthermore, a fee of £25 for householder applications and £85 for all other types of application will be required for each written request. Application forms can be downloaded from the Council's web site [www.braintree.gov.uk](http://www.braintree.gov.uk)
- 3 (IN41) Your attention is drawn to the need to discharge conditions before development starts where it is a requirement of the condition/s. Development will be treated as having been commenced when any material change of use or material operation has taken place pursuant to Section 56 of the Town and Country Planning Act 1990. A material operation means any work of construction in the course of the erection of a building, including: the digging of a trench which is to contain the foundations, or part of the foundations of a building; the laying of any underground main or pipe to a trench, the foundations, or part of the foundations of a building; any operation in the course of laying out or constructing a road or any part of a road. If development begins before the discharge of such conditions then those conditions cannot be discharged and a breach of planning control will have occurred, which may result in enforcement action being taken.

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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>
*14/01398/FUL (APPROVED)	Bures Hamlet	Mrs S Roberts	Removal of an agricultural occupancy condition attached to planning permission P/BTE/0175/86/OT/H, Broadoakes, Colne Road.

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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>
*14/01474/FUL (APPROVED)	Colne Engaine	Mrs G Lungley	Demolition of existing annexe building and erection of two storey extension and extension over existing detached garage; enlarged drop kerb for vehicle access (resubmission of 14/00127/FUL), 8 Church Street.

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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>
*14/01574/OUT (APPROVED)	Halstead	Annie Walmsley (Deceased)	Erection of 3 bedroom attached dwelling, land adjacent to 24 White Horse Avenue.

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

**Information to Applicant**

- 1 (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.
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138 **PLANNING APPLICATION DEFERRED**

**DECISION:** That the undermentioned planning application be deferred to enable the Council to discuss with Coggeshall Town Football Club regarding the days/nights use of the training pitch per week. Details of this planning application 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>
*14/01544/FUL (DEFERRED)	Coggeshall	Mr G Smith Coggeshall Town Football Club	Proposed demolition and rebuild of the existing changing room block on the west side and the construction of a turnstile entrance to the east side. Proposed installation of floodlights to the main and youth team pitches. Proposed timber fencing with gates to enclose the pitches. Proposed ball stop nets between floodlights poles to the youth team pitch, Coggeshall Town Football Club, West Street.

139 **PLANNING AND ENFORCEMENT APPEAL DECISIONS – JANUARY 2015**

**INFORMATION:** Consideration was given to a report, for information, on planning and enforcement appeal decisions received during January 2015. The report included a summary of each case and a précis of the decision.

**DECISION:** That the report be noted.

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 8.43pm.

Councillor W D Scattergood  
(Chairman)

APPENDIX  
PLANNING COMMITTEE  
3RD MARCH 2015  
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statement Relating to Application No 14/01587/FUL - 275 Coggeshall Road, Braintree  
  
Statement by Mr Dave Farrow, 1 Gore Terrace, Rayne, Braintree (Agent)
- 2 Statements Relating to Application No. 14/01624/FUL - Land adjacent to 15 Highfield Close, Braintree
  - (i) Statement by Mrs Glynis Youles, 9 Highfield Close, Braintree (Objector)
  - (ii) Statement by Mrs Jenny Woolliams, 7 Highfield Close, Braintree (Objector)
  - (iii) Statement by Mr Terry Cooper, 43 Broad Road, Braintree (Objector)
- 3 Statements Relating to Application No. 14/01544/FUL - Coggeshall Town Football Club, West Street, Coggeshall
  - (i) Statement by Mr Tom Rulton, 124 West Street, Coggeshall (Objector)
  - (ii) Statement by Mrs Claire Wilkins, Boundary House, 129-131 West Street, Coggeshall (Objector)
  - (iii) Statement by Mr Robin Meehan, 130 West Street, Coggeshall (Objector)
  - (iv) Statement by Mr Desmond Wilson, 15 Knights Road, Coggeshall (Supporter)