

Minutes

Planning Committee

21st January 2014

Present



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

93 DECLARATIONS OF INTEREST

The following interests were declared:-

All Councillors declared a non-pecuniary interest in Application Nos. 13/01362/MMA - Owls Hall Farm, Blackmore End, Wethersfield; and 13/01377/MMA - Owls Hall Farm, Blackmore End, Wethersfield as the applicant was a relative of a fellow District Councillor.

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

94 MINUTES

DECISION: That the Minutes of the meetings of the Planning Committee held on 17th December 2013 and 7th January 2014 be approved as a correct record and signed by the Chairman.

95 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.

96 PLANNING APPLICATIONS APPROVED

Planning Application Nos. 13/01301/FUL - Green Oaks, Rectory Road, Middleton; 13/01362/MMA - Owls Hall Farm, Blackmore End, Wethersfield; and 13/01377/MMA - Owls Hall Farm, Blackmore End, Wethersfield 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.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*13/01247/FUL (APPROVED)	Cressing	Appletree Farm Properties Ltd	Change of use of yard to scaffold and storage area, Steve Prince Transport Ltd, Appletree Farm, Polecat Road.

The Committee approved this application, subject to the amendment of Condition No. 6, an additional Condition and an Information to Applicant as follows:-

Amended Condition

6. There shall be no artificial illumination of the 'storage yard' area (shown hatched green on Site Plan PS1) other than between the hours of 1530 to 1900 Monday to Friday between the months of October and March (inclusive).

Additional Condition

7. The existing floodlights at the site shall be removed within two calendar months of the granting of this permission, after which time no means of illumination shall be used without the lighting equipment, its orientation and its level of illumination first having been approved in writing with the local planning authority.

Information to Applicant

1. You are reminded of the presence of nearby residential properties and asked to ensure that any noise emanating from the site is kept to a minimum. You are also reminded that the Council has powers under Environmental Legislation to take action in the event that a noise nuisance occurs.

Councillor Anton Liebscher, Chairman of Cressing 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>
*13/01352/FUL (APPROVED)	Cressing	Grants SEAT	Proposed landscaping of land to side of the site to include a hardstanding, Grants SEAT, Galleys Corner, Braintree Road.

The Committee approved this application, subject to the amendment of the Reason for Condition No. 1, the amendment of Condition No. 5 and an additional Condition and Information to Applicant as follows:-

Amended Reason

- 1 (RTIM31) This Condition is imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Amended Condition

- 5 The new pedestrian footway as shown on drawing no. 03413-02 shall be constructed and open for public use prior to the closure of the existing footway.

Additional Condition

- 7 (SUS72) Details of the four proposed external lights to the site shall be submitted to, and approved in writing by, the local planning authority prior to installation. The details shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles, luminaire profiles and energy efficiency measures). All lighting shall be installed, maintained and operated in accordance with the approved details. There shall be no other sources of external illumination.

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.

Councillor Anton Liebscher, Chairman of Cressing 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>
*13/01301/FUL (APPROVED)	Middleton	Mr Adrian Smith	Erection of detached outbuilding, Green Oaks, Rectory Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*13/01362/MMA (APPROVED)	Wethersfield	Mr C Finbow	Minor Material Amendments to approved plans - roof lights added to all-purpose barn, Owls Hall Farm, Blackmore End.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*13/01377/MMA (APPROVED)	Wethersfield	Mr C Finbow	Minor Material Amendments to approved plans - position of office building, Owls Hall Farm, Blackmore End.

97 PLANNING AND ENFORCEMENT APPEAL DECISIONS – DECEMBER 2013

INFORMATION: Consideration was given to a report, for information, on planning and enforcement appeal decisions received during December 2013. The report included a summary of each case and a précis of the decision.

DECISION: That the report be noted.

Next Meeting

At the close of the meeting, the Chairman announced that the next meeting of the Planning Committee scheduled for 4th February 2014 had been cancelled.

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 8.20pm.

T J W FOSTER

(Chairman)

APPENDIX
PLANNING COMMITTEE
21ST JANUARY 2014
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statement Relating to Application No 13/01247/FUL - Steve Prince Transport Ltd, Appletree Farm, Polecat Road, Cressing

Statement by Ms Stella Currie, Essex Scaffold Solutions, c/o Appletree Farm, Polecat Road, Cressing (Applicant)
- 2 Statements Relating to Application No. 13/01352/FUL – Grants SEAT, Galleys Corner, Braintree Road, Cressing
 - (i) Statement by Mr Gary Neilson, Business Manager, McDonald's Restaurant Braintree, Galley's Roundabout (A120), Braintree (Objector)
 - (ii) Statement by Mr Trevor Dodkins, Phase Two Planning, Majesty House, 200 Avenue West, Great Notley (for Applicant)