

Minutes

Planning Committee

31st January 2012



Present

Councillors	Present	Councillors	Present
J E Abbott	Yes	D Mann	Yes
E Bishop	Yes	Lady Newton	Apologies
R J Bolton	Apologies	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	Apologies
P Horner	Yes	G A Spray	Yes
S C Kirby	Yes		

94 DECLARATIONS OF INTEREST

The following interest was declared:

Councillor S C Kirby declared a personal interest in Application No. 11/01483/FUL – Greenstead Hall, Halstead Road, Greenstead Green as he lived in the village.

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

95 MINUTES

INFORMATION: The Minutes of the meeting of the Planning Committee held on 17th January 2012 were not available and their approval was deferred to the next meeting.

96 QUESTION TIME

INFORMATION: There were no questions asked, or statements made.

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.

97 TREE PRESERVATION ORDER – APPLICATION TO FELL TWO PRESERVED TREES, LAND ADJACENT TO 2 AND 3 CLEVEDON CLOSE, GREAT NOTLEY

INFORMATION: Consideration was given to a report regarding an application made by Braintree District Council under Section 198 of the Town and Country Planning

Act 1990 to fell and to poison the stumps of two young Willow trees subject to Tree Preservation Order No. 40/2008 (Group 1).

The trees were situated within a shrub bed between the driveways to 2 and 3 Clevedon Close, Great Notley, which was owned by the District Council. The application to fell the trees had been made as the trees were causing root damage to the surrounding driveways. In addition, the proximity of one of the trees to 3 Clevedon Close meant that very frequent pollarding of the tree was required, resulting in a poor form.

As the application had been made by the District Council, the Constitution required that it be determined by the Planning Committee. The application had been considered by an Essex County Council Tree Officer who had recommended granting consent subject to conditions.

DECISION: That the application be approved and consent granted to fell two Willow trees subject to Tree Preservation Order No. 40/2008 (Group 1) on land between the driveways to 2 and 3 Clevedon Close, Great Notley, and to replace with two Birch trees, subject to the conditions and advisory notes set out in the Agenda report and to an additional condition requiring the tree stumps to be ground, not poisoned.

98 PLANNING APPLICATION WITHDRAWN

INFORMATION: The Chairman reported that the undermentioned planning application had been withdrawn from the Agenda. Details of the planning application are contained in the Register of Planning Applications.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*11/01582/OUT (WITHDRAWN)	Braintree	Mr & Mrs Graham & Sarah Eva	Construction of a 12,000 bird free range egg production unit, land adjoining Trotters Rest, Sunnyfields Road.

99 PLANNING APPLICATION APPROVED

DECISION: That the undermentioned planning application 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 application are contained in the Register of Planning Applications.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*11/01483/FUL (APPROVED)	Greenstead Green	Karen Powell	Proposed changes of use of existing barn and outbuildings to wedding venue and creation of new access road to serve new vehicular access onto Halstead Road, Greenstead Hall, Halstead Road.

The Committee approved this application, subject to the amendment of Condition No. 12 and the following additional condition and paragraphs to the Information to Applicant:-

Amended Condition

- 12 Details of any proposed external lighting 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 Condition

15. Prior to first use of the development hereby permitted, details of the mesh or other surface covering proposed for the overspill car park, which shall be permeable or porous, as well as details of the extent of the coverage, shall have been submitted to and approved in writing by the local planning authority and provided only in accordance with those details. Once provided, the covering shall thereafter be maintained in accordance with the approved details and shall be removed in the event that the use hereby permitted ceases.

Additional Information to Applicant

5. (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.
6. You are advised that in your marketing of the venue you indicate to prospective customers that they should encourage guests and others attending events to use the A1124 when accessing and leaving the site, and discourage traffic from entering and leaving the venue via Greenstead Green village.

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 7.46pm.

W D SCATTERGOOD

(Chairman)

APPENDIX

PLANNING COMMITTEE

31ST JANUARY 2012

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

There were no questions asked, or statements made.