

Minutes

Planning Committee

20th June 2017



Present

Councillors	Present	Councillors	Present
K Bowers	Yes	Mrs I Parker	Yes
Mrs L Bowers-Flint	Yes	R Ramage	Yes
T Cunningham	Yes	F Ricci	Yes
P Horner	Yes	Mrs W Scattergood (Chairman)	Yes
H Johnson	Apologies	P Schwier	Yes
D Mann	Apologies	Mrs G Spray (Vice-Chairman)	Yes
Lady Newton	Yes		

17 DECLARATIONS OF INTEREST

INFORMATION: The following interests were declared:-

On behalf of Members of the Committee, Councillor Mrs W Scattergood, the Chairman of the Planning Committee, declared a joint non-pecuniary interest in Application No. 17/00652/FUL - 23 Notley Green, Great Notley as Mr F Ricci, the applicant was known to them as an Elected Member of Braintree District Council and a Member of the Planning Committee.

Councillor F Ricci declared a disclosable pecuniary interest in Application No. 17/00652/FUL - 23 Notley Green, Great Notley as he was the applicant. Councillor Ricci left the meeting when the application was considered and determined.

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

18 MINUTES

DECISION: That the Minutes of the meeting of the Planning Committee held on 23rd May 2017 be approved as a correct record and signed by the Chairman.

19 QUESTION TIME

INFORMATION: There were two statements made. Details of the people who spoke at the meeting are contained in the Appendix to these Minutes. Those people who had registered to speak about a planning application spoke immediately prior to the consideration of the application.

Principally, these Minutes record decisions taken only and, where appropriate, the reasons for the decisions.

20 **PLANNING APPLICATIONS APPROVED**

Planning Application No. 17/00618/LBC - Town Hall Centre, Fairfield Road, Braintree was 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 and reasons 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>
*17/00618/LBC (APPROVED)	Braintree	Braintree District Council	Installation of aluminium framed secondary glazing units to Chairman's office, doors in main council chamber and ground floor kitchen, Town Hall Centre, Fairfield Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/00638/FUL (APPROVED)	Halstead	Regent Square Ltd	Erection of 8 no. residential dwellings and associated works, land adjacent to 85 Colchester Road.

The Committee approved this application, subject to five additional Conditions as follows:-

Additional Conditions

15. If the access road as shown on drawing no. 8454/03 is not adopted by Essex County Council prior to first occupation of the development, details shall be submitted to and approved in writing by the Local Planning Authority of a refuse collection point no further than 20m from the access on to Colchester Road. The details as agreed shall be those implemented on site prior to first occupation and thereafter retained in the approved form.
16. No piling shall be undertaken on the site in connection with the construction of the development until a system of piling and resultant noise and vibration levels has been submitted to and agreed in writing by the Local Planning Authority and shall be adhered to throughout the construction process.

17. No burning of refuse, waste materials or vegetation shall be undertaken in connection with the site clearance or construction of the development.
18. 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.
19. In the event that contamination is found at any time when carrying out the approved development, that contamination shall be made safe and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, submitted to and agreed in writing by the Local Planning Authority. The remediation scheme as agreed shall be that undertaken on site prior to the first occupation of any parts of the development.

Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any parts of the development.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/00652/FUL (APPROVED)	Great Notley	Mr F Ricci	Erection of two storey rear extension and side first floor extension above garage, 23 Notley Green.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/00729/FUL (APPROVED)	Halstead	Mr James Emmerson 100 Acres Limited	Retrospective application for the erection of a terrace comprising 4 no. dwellings complete with gardens, parking, infrastructure and related works, land rear of 16 High Street.

21 **PLANNING APPLICATION REFUSED**

DECISION: That the undermentioned planning application be refused for the reason contained in the Development Manager's report, as amended below. Details of this 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>
*17/00455/FUL (REFUSED)	White Colne	Mr and Mrs S Snowling	Retention of garage and garden store, Morelands Farm, Bures Road.

The Committee refused this application, subject to the Reason for Refusal being amended to read as follows:-

Amended Reason for Refusal

The garage and garden store is considered by virtue of its siting and scale to represent an unjustified intrusion into and has a detrimental impact upon the character and appearance of the countryside. The proposal is therefore considered to be contrary to the National Planning Policy Framework, Policies CS5, CS8 and CS9 of the Braintree District Core Strategy and Policies RLP2 and RLP90 of the Braintree District Local Plan Review.

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).

Miss Nina Pegler

At the close of the meeting, it was announced that Miss Nina Pegler, Senior Planning Officer, would be leaving Braintree District Council on 21st June 2017 to take up a new appointment. Members of the Committee stated that Nina had been a valued Officer and they thanked her for her past contributions and wished Nina well in her new role.

The meeting closed at 8.07pm.

Councillor Mrs W Scattergood
(Chairman)

APPENDIX
PLANNING COMMITTEE
20TH JUNE 2017
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statement Relating to Application No. 17/00455/FUL - Morelands Farm, Bures Road, White Colne

Statement by Mr Nigel Chapman, Kings House, Colchester Road, Halstead (Agent)
- 2 Statement Relating to Application No. 17/00729/FUL - Land rear of 16 High Street, Halstead

Statement by Mr Brian O'Connell, 14 High Street, Halstead (Objector)