

Minutes

Planning Committee

28th April 2015



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	Apologies
C A Cadman	Yes	W D Scattergood (Chairman)	Yes
T J W Foster	Yes	G A Spray	Yes
P Horner	Yes		

158 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

Councillor L B Bowers-Flint declared a non-pecuniary interest in Application No. 14/01517/FUL - land at King and Co, Beazley End, Wethersfield as she had been contacted by and had spoken to the applicant regarding the application, but she had not indicated her view on the application.

Councillor T W J Foster declared a non-pecuniary interest in Application No. 14/01526/FUL - Former Depot rear of 16 - 20 High Street, Kelvedon as he was a member of Kelvedon and Feering Heritage Society, which had submitted comments on the application. Councillor Foster indicated that he had not been involved in the Heritage Society's discussion on the application.

Councillor S C Kirby declared a non-pecuniary interest in Application No. 14/01517/FUL - land at King and Co, Beazley End, Wethersfield as he had spoken to the applicant regarding the application, but he had not indicated his view on the application.

Councillor D Mann declared a non-pecuniary interest in Application No. 14/01517/FUL - land at King and Co, Beazley End, Wethersfield as he had spoken to the applicant regarding the application, but he had not indicated his view on the application.

Councillor Lady Newton declared a non-pecuniary interest in Application No. 14/01517/FUL - land at King and Co, Beazley End, Wethersfield as the applicant was known to her.

Councillor G A Spray declared a non-pecuniary interest in Application No. 14/01517/FUL - land at King and Co, Beazley End, Wethersfield as she had had a brief telephone conversation with the applicant earlier in the day.

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

159 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 14th April 2015 be approved as a correct record and signed by the Chairman.

160 **QUESTION TIME**

INFORMATION: There were six 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.

161 **PLANNING APPLICATIONS APPROVED**

Planning Application No. 15/00229/FUL - 68 Temple Lane, Silver End 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 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>
*15/00183/FUL (APPROVED)	Great Bardfield	Mrs L Cowley	Conversion of existing garage storage and hobby room into a house to be used by an elderly person, The Willows, Bridge Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*14/01526/FUL (APPROVED)	Kelvedon	One Property Group (UK) Ltd	Erection of 4 no. dwellings (1 x 3 bed & 3 x 4 bed) together with associated parking, garden, access and turning space, Former Depot rear of 16 - 20 High Street.

The Committee approved this application, subject to the amendment of Condition No. 10 as follows:-

Amended Condition

- 10 Development shall not be commenced until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. Such scheme shall incorporate a detailed specification including plant/tree types and sizes, plant numbers and distances, soil specification, seeding and turfing treatment, colour and type of material for all hard surface areas and method of laying where appropriate.

All planting, seeding or turfing contained in the approved details of the landscaping scheme shall be carried out in the first planting and seeding seasons after the commencement of the development unless otherwise previously agreed in writing by the local planning authority. All areas of hardstanding shall be constructed using porous materials laid on a permeable base unless otherwise agreed in writing by the local planning authority.

All hard surface areas agreed as part of the scheme shall be carried out before the first occupation of the buildings, or upon the completion of the development, whichever is the earlier.

Any trees or plants which die, are removed, or become seriously damaged, or diseased within a period of 5 years from the completion of the development shall be replaced in the next planting season with others of a similar size and species unless the local planning authority gives written consent to any variation.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/00229/FUL (APPROVED)	Silver End	Mrs S Tuson	Installation of 3 no. replacement windows, 68 Temple Lane.

The Committee approved this application, subject to the amendment of Condition No. 2 as follows:-

Amended Condition

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed above, except as follows:-

The trickle vents shown on the window details are not approved. Windows shall be installed without trickle vents.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*14/01517/FUL (APPROVED)	Wethersfield	Mr J P King	Erection of rural workers dwelling, land at King and Co, Beazley End.

The Committee approved this application against the Officers' recommendation, subject to the following Conditions:-

Conditions

- 1 The development hereby permitted shall be begun on or before the expiration of three years beginning with the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed above.
- 3 The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly employed in agriculture (as defined by Section 336 of the Town and Country Planning Act 1990 (as amended)) in the locality, or a widow or widower of such a person, and to any resident dependants.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking and re-enacting that Order) no enlargement of the dwellinghouse or provision of any building within the curtilage of the dwellinghouse, as permitted by Classes A and E of Part 1 of Schedule 2 of that Order, shall be carried out without first obtaining planning permission from the local planning authority.
- 5 Prior to commencement of the development visibility splays with dimensions of 2.4 metres by 90 metres as measured from and along the nearside edge of the carriageway shall be provided on both sides of the access to the site. The area within each splay shall be kept clear of any obstruction exceeding 600mm in height at all times.
- 6 Prior to the occupation of the development hereby approved a scheme of landscaping which shows details of i) proposed planting to screen the dwelling from the neighbouring bridleway, and ii) proposed planting to the western edge of the site where existing hedgerow has been lost to make provision for the visibility splay required by condition 5 above shall be submitted to and approved in writing by the local planning authority. The scheme shall incorporate a detailed specification including plant/tree types and sizes, plant numbers and distances, soil specification, seeding and turfing. All planting, seeding or turfing contained in the approved details of the landscaping scheme shall be carried out in the first planting and seeding seasons after the commencement of the development unless otherwise previously agreed in writing by the local planning authority. Any trees or plants which die, are removed, or become seriously damaged, or diseased within a period of 5 years from the completion of the development shall be replaced in the next planting season with others of a similar size and species unless the local planning

authority gives written consent to any variation.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no gate, fence, wall or other means of enclosure associated with the dwelling hereby approved shall be provided at the site without first obtaining planning permission from the local planning authority.
- 8 Any areas of hardstanding, including the extension to the vehicle access, shall be constructed using porous materials laid on a permeable base, in accordance with details that shall have been submitted to and approved in writing by the local planning authority prior to provision at the site and thereafter provided only in accordance with the approved details, prior to the first occupation of the buildings.

A Motion to refuse this application was moved and seconded, but on being put to the vote the Motion was declared LOST.

162 **PLANNING APPLICATION DEFERRED**

DECISION: That the undermentioned planning application be deferred pending the receipt of Essex County Council Highways view regarding access arrangements. 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>
*15/00068/FUL (DEFERRED)	Cressing	Mr D Savio	Erection of 1 no. four bedroom dwelling, land adjacent 72 Mill Lane.

At the close of the meeting, Councillor Scattergood announced that Mr Darren Roberts, Area Development Control Manager, would be leaving the Council. Councillor Scattergood and Members of the Planning Committee thanked Darren for his work and assistance and they wished him well in his future role.

The Chairman stated also that this was the last meeting of the Committee in the current Civic Year and Council Administration. The Chairman wished to record her thanks to Members of the Committee for their attendance and input and she wished those not returning after the forthcoming Election well. The Chairman thanked Officers also for their excellent reports and advice.

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 9.00pm.

Councillor W D Scattergood
(Chairman)

APPENDIX
PLANNING COMMITTEE
28TH APRIL 2015
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statement Relating to Application No. 15/00068/FUL - Land adjacent to 72 Mill Lane, Cressing

Statement by Ms Rachel Kitchen, 2 Jeffreys Road, Cressing (Objector)
- 2 Statements Relating to Application No. 15/00183/FUL - The Willows, Bridge Street, Great Bardfield
 - (i) Statement by Mr John Tickner, 8-9 Rutland Place, Bridge Street, Great Bardfield (Objector)
 - (ii) Statement by Mrs Lynn Cowley, The Willows, Bridge Street, Great Bardfield (Applicant)
- 3 Statements Relating to Application No. 14/01526/FUL - Former Depot rear of 16 - 20 High Street, Kelvedon
 - (i) Statement by Mr Tim Pailthorpe, Kelvedon and Feering Heritage Society, Windrush, Coggeshall Road, Feering (Submitted comments on application)
 - (ii) Statement by Mr David Poole, Phase 2 Planning and Development, Majesty House, 200 Avenue West, Skyline 120, Great Notley (Agent)
- 4 Statement Relating to Application No. 14/01517/FUL - Land at King and Co, Beazley End, Wethersfield

Statement by Mr Paul King, Woodstock, Pods Lane, Rayne (Applicant)