

Minutes

Planning Committee

29th April 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	Yes
T J W Foster (Chairman)	Yes	G A Spray	Apologies
P Horner	Yes		

Councillor J A Pell was also in attendance.

125 DECLARATIONS OF INTEREST

The following interests were declared:-

Councillor S C Kirby declared a non-pecuniary interest in Application Nos. 14/00171/FUL - land adjacent to Ozier Field, Halstead and 14/00246/FUL - 71 White Horse Avenue, Halstead as an elected Member of Halstead Town Council. Councillor Kirby stated that he had taken no part in the Town Council's discussion on the applications.

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

126 MINUTES

DECISION: That the Minutes of the meeting of the Planning Committee held on 15th April 2014 be approved as a correct record and signed by the Chairman.

127 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.

Planning Application No. 14/00296/FUL - The Laurels, Tye Green, Cressing 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>
*13/01440/MMA (APPROVED)	Braintree	Tesco Stores Ltd	Application for Minor Material Amendment following planning approval no. 13/00180/FUL relating to new plant equipment, ATM and service yard, The Kings Head, 242 Coggeshall Road.

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

Amended Condition

- 6 Development shall not be commenced until a noise assessment of the noise from any air extraction system or condenser units is provided. The report shall demonstrate that noise emitted from the extraction system shall not give rise to a rating level which exceeds the existing background noise level. The measurements and assessments shall be made in accordance with BS4142 (1997).

Information to Applicant

You are advised to ensure that vehicles loading and unloading goods in connection with the store enter the car park and do not park on Coggeshall Road, as this would lead to traffic congestion and potentially block a bus stop situated outside of the site.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*14/00296/FUL (APPROVED)	Cressing	Mr Hellier	Erection of two storey extension and part rooms in the new roof to the rear, The Laurels, Tye Green.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*14/00171/FUL (APPROVED)	Halstead	A R Clarke (Builders) Ltd	Variation to approved planning application P/BTE/00184/86 and P/BTE/00185/86 to bring the dwellings in line with current requirements for garage and parking sizes and wheelchair access, land adjacent to Ozier Field.

The Committee approved this application, subject to the amendment of Condition No. 15 as follows:-

Amended Condition

- 15 No unbound material shall be used in the surface finish of the driveway within six metres of the highway boundary of the site.

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.

129 **SECTION 106 AGREEMENTS**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*14/00246/FUL (APPROVED)	Halstead	Mr M Reid	Erection of side extension to form a separate 2 bedroom dwelling, 71 White Horse Avenue.

Councillor J A Pell, Ward Member for Halstead Trinity, attended the meeting and spoke against this application.

DECISION: That, subject to the applicant entering into a suitable legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to secure a financial contribution of £1,290.19 towards the provision and/or enhancement of open space within the vicinity of the site, the Development Manager be authorised to grant planning permission for the above development in accordance with the approved plans and the conditions and reasons set out in the report. Alternatively, in the event that a suitable planning obligation is not agreed by 13th May 2014, the Development Manager be authorised to refuse planning permission. 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>
*14/00216/FUL (APPROVED)	Sible Hedingham	Mr James Lang	Erection of 3 no. detached dwellings with garages and associated ground works, land adjacent to The Tythings, St Peters View.

DECISION: That, subject to the applicant entering into a suitable legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to secure a financial contribution of £7,968.72 towards the provision and/or enhancement of open space within the vicinity of the site, the Development Manager be authorised to grant planning permission for the above development in accordance with the approved plans and the conditions and reasons set out in the report, as amended below. Alternatively, in the event that a suitable planning obligation is not agreed within one calendar month of this decision, the Development Manager be authorised to refuse planning permission. Details of this planning application are contained in the Register of Planning Applications.

The Committee approved this application, subject to an additional Condition as follows:-

Additional Condition

- 13 Additional details of the renewable energy equipment proposed within the Sustainable Design and Construction Checklist shall be submitted to and approved by the local planning authority prior to the occupation of the development hereby approved.

Details should include the investigation of further solar panels to the two shown on the elevations submitted with the application.

No unit in which renewable energy equipment is to be installed shall be occupied prior to the renewable energy equipment related to that unit, whether individually or as part of communal provision, having been installed and such equipment shall be capable of being operated to provide energy for the development for a minimum period of five years.

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 8.34pm.

Councillor T J W Foster
(Chairman)

APPENDIX
PLANNING COMMITTEE
29TH APRIL 2014
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

1 Statements Relating to Application No. 14/00246/FUL - 71 White Horse Avenue, Halstead

- (i) Statement by Ms Paulette McCallum, 69 White Horse Avenue, Halstead (Objector)
- (ii) Statement by Mr David Farrow, c/o Mr M Reid, Kyra, Hall Road, Panfield (Agent)

2 Statements Relating to Application No. 13/01440/MMA - The Kings Head, 242 Coggeshall Road, Braintree

Statements by Ms Catriona Frazer, (G L Hearn - Agent) and Mr Bryn Woodward (Tesco Stores Ltd - Applicant), c/o G L Hearn, 20 Soho Square, London