

Minutes

Planning Committee

13th August 2013

Present



Councillors	Present	Councillors	Present
J E Abbott	Yes	S C Kirby	Yes
P R Barlow	Yes	D Mann	Apologies
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	Yes
P Horner	Yes		

Councillor G Butland was also in attendance.

38 DECLARATIONS OF INTEREST

There were no interests declared.

39 MINUTES

DECISION: That the Minutes of the meeting of the Planning Committee held on 30th July 2013 be approved as a correct record and signed by the Chairman.

40 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.

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

41 PLANNING APPLICATIONS APPROVED

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>
*13/00696/LBC (APPROVED)	Braintree	Mr T Britton	Conversion of existing stable and cart lodge to 2 no. 2 bedroom houses and the erection of 2 no. 1 bedroom and 1 no. 2 bedroom houses, The Kings Head Inn, 52 Bradford Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*13/00492/FUL (APPROVED)	Rayne	Friends of the Flitch Way	The siting of a railway carriage on rails in Rayne Station for use as a general education display area and museum, Rayne Station Centre, Station Road.

Councillor Martin Phillips, Vice-Chairman of Rayne Parish Council, attended the meeting and spoke on the Parish Council's behalf in support of this application. Councillor Phillips declared a non-pecuniary interest in the application as a member, but not active member, of the Friends of the Flitch Way.

The Committee approved this application, subject to the amendment of Condition No. 3 and to the addition of two conditions and an Information to Applicant as follows:-

Amended Condition

3. Development shall not be commenced until details of the means of protecting all of the retained trees, shrubs and hedges on the site from damage during the carrying out of the development have been submitted to the Local Planning Authority for approval. The approved means of protection shall be installed prior to the commencement of any building, engineering works or other activities on the site and shall remain in place until after the completion of the development to the complete satisfaction of the Local Planning Authority.

No materials, goods or articles of any description shall be stacked, stored or placed at any time within the limits of the spread of any of the retained trees, shrubs or hedges.

No works involving alterations in ground levels, or the digging of trenches, or excavations of any kind, (including the laying or installation of drains, pipes, cables or other services) shall be carried out within the extent of the spread of any retained trees, shrubs and hedges unless the express consent in writing of the Local Planning Authority has previously been obtained. No machinery of any kind shall be used or operated within the extent of the spread of the

retained trees, shrubs, hedges.

The Local Planning Authority shall be notified in writing at least five working days prior to the commencement of development on site.

Additional Conditions

4. Prior to the commencement of development all works to trees and vegetation, including the pruning and removal of any trees, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details.
5. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order amending, revoking and re-enacting that Order) the carriage shall only be used as a general education display area and museum and for no other purpose within Class D1.

Information to Applicant

The Friends of the Flitch Way, in consultation with the Parish Council, shall ensure that appropriate signs are installed to ensure that all visitors are directed to the nearest car parks. In addition, consideration should be given to the display of signs to discourage any parking in New Road.

42 SECTION 106 AGREEMENT

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*13/00695/FUL (APPROVED)	Braintree	Mr T Britton	Conversion of existing stable and cart lodge to 2 no. 2 bedroom houses and the erection of 2 no. 1 bedroom and 1 no. 2 bedroom houses, The Kings Head Inn, 52 Bradford Street.

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) within one calendar month of this decision to secure a financial contribution of £3825.25 towards the provision and enhancement of public open space, 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 within one month, the Development Manager be authorised to refuse planning permission on the basis of failure to make provision in accordance with relevant policies and the Open Spaces Supplementary Planning Document. Details of this planning application are contained in the Register of Planning Applications.

43 PLANNING AND ENFORCEMENT APPEAL DECISIONS – JULY 2013

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

DECISION: That the report be noted.

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 7.55pm.

T J W FOSTER

(Chairman)

APPENDIX
PLANNING COMMITTEE
13TH AUGUST 2013
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application No. 13/00492/FUL - Rayne Station Centre, Station Road, Rayne
 - (i) Statement by Mr Liam Kinsella, 33 New Road, Rayne (Objector)
 - (ii) Statement by Mr Peter Lane for Friends of the Flitch Way, 12B Brunwin Road, Rayne (Applicant)