

Minutes

Planning Committee

23rd May 2017



Present

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

At the start of the meeting, the Chairman asked everyone present to stand for one minute's silence in memory of the people who had lost their lives and had been injured in a bomb attack at Manchester Arena on Monday, 22nd May 2017.

12 DECLARATIONS OF INTEREST

INFORMATION: The following interest was declared:-

Councillor R Ramage declared a non-pecuniary interest in Application Nos. 16/01227/FUL and 16/01228/LBC - Cullen Mill, 49 Braintree Road, Witham as an elected Member of Witham Town Council.

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

13 MINUTES

DECISION: That the Minutes of the meeting of the Planning Committee held on 9th May 2017 be approved as a correct record and signed by the Chairman.

14 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. 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.

15 **PLANNING APPLICATIONS APPROVED**

Planning Application Nos. 17/00400/FUL - Annexe at Fieldside Lodge, Dyers End, Stambourne and 17/00426/FUL - Khan's View, Bridge Street, Great Bardfield were 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> |
|-----------------------------|------------------------|----------------------------|---|
| *16/01227/FUL (APPROVED) | Witham | 1979 Ltd | Change of use from B1 to C3 creating 9 no. 2 bedroom flats, Cullen Mill, 49 Braintree Road. |

| <u>Plan No.</u> | <u>Location</u> | <u>Applicant(s)</u> | <u>Proposed Development</u> |
|-----------------------------|------------------------|----------------------------|---|
| *16/01228/LBC (APPROVED) | Witham | 1979 Ltd | Change of use from B1 to C3 creating 9 no. 2 bedroom flats, Cullen Mill, 49 Braintree Road. |

| <u>Plan No.</u> | <u>Location</u> | <u>Applicant(s)</u> | <u>Proposed Development</u> |
|-----------------------------|------------------------|----------------------------|--|
| *17/00400/FUL (APPROVED) | Stambourne | Mr and Mrs Monk | Erection of side extension to existing annexe, Annexe at Fieldside Lodge, Dyers End. |

| <u>Plan No.</u> | <u>Location</u> | <u>Applicant(s)</u> | <u>Proposed Development</u> |
|-----------------------------|------------------------|----------------------------|---|
| *17/00426/FUL (APPROVED) | Great Bardfield | Mr Mark Brown | Installation of dropped kerb, Khan's View, Bridge Street. |

| <u>Plan No.</u> | <u>Location</u> | <u>Applicant(s)</u> | <u>Proposed Development</u> |
|-----------------------------|------------------------|----------------------------|--|
| *17/00582/OUT (APPROVED) | Bures Hamlet | Balkerne Gate Developments | Outline planning application for the erection of 9 no. |

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

Amended Condition

6. Any Reserved Matters application for matters of layout and scale submitted pursuant to Condition 1 of this planning permission shall be accompanied by:

A full site survey showing: the datum used to calibrate the site levels; levels along all site boundaries; levels across the site at regular intervals and floor levels of adjoining buildings;

Full details of the proposed finished floor levels of all buildings and hard landscaped surfaces.

Additional Condition

21. No above ground construction shall commence unless and until details for the provision of a footpath between the access to the application site and Parsonage Grove have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. The footpath shall be completed in accordance with the approved details and available for public use prior to the first occupation of the development.

Additional Information to Applicant

7. The applicant is requested to ensure that all services to the development are placed underground and not fixed to the fabric of the building.
8. The applicant is encouraged to provide fibre broadband connections to the properties when carrying out groundworks.

Councillor David Lee, representing Bures Hamlet Parish Council, attended the meeting and spoke against this application.

16 **PLANNING AND ENFORCEMENT APPEAL DECISIONS – APRIL 2017**

INFORMATION: Consideration was given to a report, for information, on planning and enforcement appeal decisions received during April 2017. 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).

Next Meeting

The Chairman reminded Councillors that the meeting of the Planning Committee scheduled for 6th June 2017 had been cancelled due to the General Election and that the next meeting of the Committee would take place on 13th June 2017.

(NOTE: The meeting scheduled for 13th June 2017 was subsequently cancelled also).

The meeting closed at 8.03pm.

Councillor Mrs W Scattergood
(Chairman)

APPENDIX

PLANNING COMMITTEE

23RD MAY 2017

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application No. 17/00582/OUT - Land rear of Windy Ridge, Colne Road, Bures Hamlet
 - (i) Statement by Mr Duncan Kennett, 7 Parsonage Grove, Bures (Objector)
 - (ii) Statement by Councillor David Lee, for Bures Hamlet Parish Council, c/o Mrs J Wright, Clerk to Parish Council, 38 The Paddocks, Bures Hamlet, Bures (Objector)
 - (iii) Statement by Mr Robert Pomery, Pomery Planning Consultants Ltd, Pappus House, Tollgate West, Stanway, Colchester (Agent)