

Minutes

Planning Committee

13th December 2016



Present

Councillors	Present	Councillors	Present
K Bowers	Yes	Lady Newton	Apologies
Mrs L Bowers-Flint	Yes	J O'Reilly-Cicconi (Vice-Chairman)	Yes
T Cunningham	Apologies	Mrs I Parker	Yes
P Horner	Yes	Mrs W Scattergood (Chairman)	Yes
H Johnson	Yes	P Schwier	Yes
S Kirby	Yes	Mrs G Spray	Yes
D Mann	Yes		

106 **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. 15/01457/FUL - land East of Cherry Tree Close, Halstead, as the applicant's agent who was speaking during Question Time was known to them.

Councillor Mrs L Bowers-Flint declared a non-pecuniary interest in Application No. 15/01457/FUL - land East of Cherry Tree Close, Halstead as the applicant was known to her in connection with Braintree Museum Trust.

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.

107 **MINUTES**

INFORMATION: There were no Minutes to approve.

108 **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. 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.

109 **PLANNING APPLICATION WITHDRAWN**

INFORMATION: The Committee was advised that the undermentioned planning application had been withdrawn from the Agenda at the request of the applicant. The application would be reported to a future meeting of the Committee. 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>
*13/01476/FUL (WITHDRAWN)	Cressing	Braintree Properties LLP	Erection of DIY retail warehouse with associated access, car parking and landscaping and improvement works to the A120/B1018, land to the South of Millennium Way.

110 **PLANNING APPLICATIONS APPROVED**

Planning Application No. 16/01617/FUL - Guithavon House, Guithavon Street, Witham 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>
*16/01557/FUL (APPROVED)	Little Maplestead	Mr Everett Crack	Proposed works to modify the roof of the existing conservatory and extend the existing cart lodge, Oakwood House, Oak Road.

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

Conditions

1. The development hereby permitted shall begin no later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed above (*i.e. those shown in the presentation and listed in the Committee report*).

3. The outbuilding as extended shall only be used for purposes ancillary to the residential use of the dwelling, Oakwood House, and the outbuilding shall not be sold, transferred, leased, or otherwise disposed of except by way of a disposal comprising the whole of the site edged in red on the approved plans.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/01617/FUL (APPROVED)	Witham	Hatton Garden Properties	Proposed works to the building exterior and external works necessary for the conversion of the existing offices into 9 no. flats (planning permission 16/00753/COUPA refers), Guithavon House, Guithavon Street.

The Committee approved this application, subject to the addition of an Information to Applicant as follows:-

Information to Applicant

1. The applicant is advised to consider air emissions from adjacent commercial premises when designing new openings and vents on the Guithavon Street side as these commercial premises could cause odour nuisance to the residents of the residential units.

111 **SECTION 106 AGREEMENT**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/01457/FUL (APPROVED)	Halstead	George Tanner (Shalford) Ltd	Erection of 20 no. dwellings and construction of access road, land East of Cherry Tree Close.

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 cover the following Heads of Terms:-

- *Affordable Housing* - 30% affordable housing provision (six dwellings)
- *Off-site Open Space Financial Contribution* - A financial contribution of £36,734.08 for improvements to existing public open spaces within the Ward

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 the date of the Planning Committee's decision (or any mutually agreed later date), the Development Manager be authorised to refuse planning permission on the basis of failure to make provision in accordance with relevant policies. Details of this planning application are contained in the Register of Planning Applications.

The Committee approved this application, subject to the Section 106 Agreement Heads of Terms and an additional paragraph to the Information to Applicant as follows:-

Head of Terms

- *Affordable Housing* - 30% affordable housing provision (six dwellings)
- *Off-site Open Space Financial Contribution* - A financial contribution of £36,734.08 for improvements to existing public open spaces within the Ward

Additional Information to Applicant

8. During the construction of the development, the applicant is encouraged to ensure that each of the new dwellings is provided with a fibre broadband connection for the benefit of future occupiers / tenants of this building.

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 next meeting of the Planning Committee scheduled for 3rd January 2017 had been cancelled.

At the close of the meeting the Chairman wished everyone a Merry Christmas and a Happy New Year.

The meeting closed at 8.45pm.

Councillor Mrs W Scattergood
(Chairman)

APPENDIX
PLANNING COMMITTEE
13TH DECEMBER 2016
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application No. 15/01457/FUL - Land East of Cherry Tree Close, Halstead
 - (i) Statement by Mr William Seaman, 24 Cherry Tree Close, Halstead (Objector)
 - (ii) Statement by Mr Glenn Briggs, 15 Cherry Tree Close, Halstead (Objector)
 - (iii) Statement by Mrs Marion Millar, 21 Cherry Tree Close, Halstead (Objector)
 - (iv) Statement by Mr David Whipps, Holmes & Hills LLP, Bocking End, Braintree (for Applicant)

- 2 Statements Relating to Application No. 16/01557/FUL - Oakwood House, Oak Road, Little Maplestead
 - (i) Statement by Mr George Edwards, Oswick Ltd, 5/7 Head Street, Halstead (Agent)
 - (ii) Statement by Mr Everett Crack, Oakwood House, Oak Road, Little Maplestead (Applicant)