

Minutes

Planning Committee

12th April 2016



Present

Councillors	Present	Councillors	Present
J Abbott	Yes	Lady Newton	Yes
R Bolton	Yes	J O'Reilly-Cicconi	Yes
Mrs L Bowers-Flint	Yes	Mrs I Parker	Yes
P Horner	Yes	R Ramage	Yes
H Johnson	Yes	Mrs W Scattergood (Chairman)	Yes
S Kirby	Yes	Mrs G Spray	Yes
D Mann	Yes		

Councillor P Schwier was also in attendance.

93 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

Councillor J Abbott declared a non-pecuniary interest in Application No. 15/00280/OUT - land off Western Road, Silver End as he had corresponded with a large number of residents who had objected to the application and his views on the application were well known. Also, Councillor Abbott declared a disclosable pecuniary interest in Application No. 15/01273/OUT - land North of Conrad Road, Witham as had worked at Southview School, Witham, which was adjacent to the site, as a contract gardener for many years and the Agenda report referred to the potential impact of the proposal on the School and its garden. Councillor Abbott indicated that he would leave the meeting for the consideration of these applications.

Councillor Mrs L Bowers-Flint declared non-pecuniary interests in Application No. 15/00280/OUT - land off Western Road, Silver End and Application No. 15/01273/OUT - land North of Conrad Road, Witham as the Deputy Cabinet Member for Planning and Housing with responsibility for affordable housing.

Councillor D Mann declared a non-pecuniary interest in Application No. 15/00280/OUT - land off Western Road, Silver End as several objectors were known to him.

Councillor Lady Newton declared non-pecuniary interests in Application No. 15/00280/OUT - land off Western Road, Silver End and Application No. 15/01273/OUT - land North of Conrad Road, Witham as the Cabinet Member for Planning and Housing with responsibility for affordable housing.

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

94 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 15th March 2016 be approved as a correct record and signed by the Chairman.

95 **QUESTION TIME**

INFORMATION: There were four statements made. Details of the people who spoke at the meeting are contained in the Appendix to these Minutes.

In addition, the Chairman read a late representation which had been received from Mr Stuart Henty, School Business Manager, Southview School, Conrad Road, Witham regarding Planning Application No. 15/01273/OUT - land North of Conrad Road, Witham. Mr Henty expressed concern about the proposed entrance to the site on Conrad Road and he sought reassurance that the entrance and traffic using it would not have an impact on the morning and afternoon routine of the School's learners who were picked up and dropped off by minibus.

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

96 **PLANNING APPLICATIONS APPROVED**

Planning Application Nos. 16/00180/ADV - Crabbs Barn, Cranes Lane, Kelvedon; and 16/00237/FUL - 36 Cromwell Way, Witham 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>
*16/00180/ADV (APPROVED)	Kelvedon	Crabbs Barn Ltd	Retention of directional hoarding sign, Crabbs Barn, Cranes Lane.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00097/ADV (APPROVED)	Witham	Star Pubs	Erection of replacement illuminated and non illuminated external signs and external repainting, The Red Lion Public House, Newland Street.

The Committee approved this application, subject to the following additional Condition:-

Additional Condition

- 3 The trough light and floodlighting hereby approved and as identified on the signage details plan received on 20th January 2016 shall be directed to face downwards to the ground and permanently retained as such to the satisfaction of the Local Planning Authority.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00098/LBC (APPROVED)	Witham	Star Pubs	Erection of replacement illuminated and non illuminated external signs and external repainting, The Red Lion Public House, Newland Street.

The Committee approved this application, subject to the following additional Condition:-

Additional Condition

- 3 The trough light and floodlighting hereby approved and as identified on the signage details plan received on 20th January 2016 shall be directed to face downwards to the ground and permanently retained as such to the satisfaction of the Local Planning Authority.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00237/FUL (APPROVED)	Witham	Mrs Sharon Fleuty	Demolition of existing garage and rear porch and erection of single storey side and rear extension, 36 Cromwell Way.

DECISION: That, due to a technical failure and the complete loss of the Council's IT network which meant that plans and photographs relating to the following applications could not be displayed at the meeting, it was agreed that the undermentioned planning applications be deferred to the Planning Committee meeting scheduled for 26th April 2016. 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>
*15/00186/FUL (DEFERRED)	Great Saling	Saling Hall Limited	Change of use from residential to a country house restaurant with rooms for overnight accommodation; removal of piecemeal additions to the rear; re-creation of the east-west cross-wing to northern elevation; internal and external alterations to the main hall; internal and external alterations to northern annexe; alterations to access and associated car parking provision; associated landscaping and ancillary development, Saling Hall, The Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/00187/LBC (DEFERRED)	Great Saling	Saling Hall Limited	Change of use from residential to a country house restaurant with rooms; removal of piecemeal additions to the rear; re-creation of the east-west cross-wing to northern elevation; internal and external alterations to the main hall; internal and external alterations to northern annexe; alterations to access and associated car parking provision; associated landscaping and ancillary development, Saling Hall, The Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/00280/OUT (DEFERRED)	Silver End	Gladman Developments Ltd	Outline application for residential development of approximately 350 dwellings (including up to 40% affordable housing), highways, drainage works, landscaping, public open space, children's play area, surface water attenuation, 2 vehicular access junctions off Western Road and associated ancillary works including provision of land safeguarded for community/education use on Land North of Western Road. All matters reserved with the exception of site access, land off Western Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/01273/OUT (DEFERRED)	Witham	CWO Parker Grandchildren's Trust	Outline planning application with all matters reserved other than strategic access point onto the public highway for up to 150 residential units with associated infrastructure and landscaping, land North of Conrad Road.

Adjournment of Meeting

At 7.40pm it was agreed that the meeting be adjourned for a short period of time to enable Officers to resolve a technical failure which prevented planning application plans and photographs being displayed electronically.

The meeting reconvened at 8.05pm. The Chairman announced that as there had been a major breakdown of the Council's IT network it would not be possible to continue with the meeting. The Chairman apologised for this situation.

It was agreed that Application Nos. 15/00186/FUL - Saling Hall, The Street, Great Saling; 15/00187/LBC - Saling Hall, The Street, Great Saling; 15/00280/OUT - land off Western Road, Silver End; and 15/01273/OUT - land North of Conrad Road, Witham set out in Part A of the Agenda be deferred for consideration at the Planning Committee meeting scheduled for 26th April 2016. The Chairman indicated that statements made in respect of these applications during Question Time at the meeting of 12th April 2016 had been noted by Members of the Committee and that these would be taken into consideration when the deferred applications were considered on 26th April 2016. However, if members of the public wished to speak again at the meeting on 26th April 2016, or to submit written representations to the Council, they could do so.

It was agreed that Application Nos. 16/00097/ADV - The Red Lion Public House, Newland Street, Witham; and 16/00098/LBC - The Red Lion Public House, Newland Street, Witham set out in Part B of the Agenda, which were more minor applications, could be determined at the 12th April 2016 meeting without deferral.

Application Nos. 16/00180/ADV - Crabbs Barn, Cranes Lane, Kelvedon; and 16/00237/FUL - 36 Cromwell Way, Witham set out in Part B of the Agenda had already been determined by the Committee en bloc without debate.

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 8.10pm.

Councillor Mrs W Scattergood
(Chairman)

APPENDIX
PLANNING COMMITTEE
12TH APRIL 2016
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application Nos. 15/00186/FUL and 15/00187/LBC - Saling Hall, The Street, Great Saling
 - (i) Statement by Mr Richard Gleed, for Hall Farm Barn Residents, 10 Hall Farm Green, Great Saling (Objectors)
 - (ii) Statement by Mr Andrew Martin, Andrew Martin – Planning, Town Mill, Mill Lane, Stebbing, Dunmow (Agent)
 - (iii) Statement by Mr Mark Faulkner, for Saling Hall Limited, c/o Andrew Martin-Planning, Town Mill, Mill Lane, Stebbing, Dunmow (Applicant)
- 2 Statement Relating to Application No. 15/01273/OUT - Land North of Conrad Road, Witham

Statement by Mr David Fletcher, Strutt and Parker, Coval Hall, Rainsford Road, Chelmsford (Agent)