

Minutes

Planning Committee

17th February 2009



Present

Councillors	Present	Councillors	Present
J E Abbott	Apologies	Mrs M E Galione	Yes
J Baugh	Yes	D Mann	Yes
E Bishop	Yes	Mrs J M Money	Yes
R J Bolton	Yes	Lady Newton	Yes
J C Collar	Yes	J O'Reilly-Cicconi	Apologies
Mrs E Edey	Yes	Mrs J A Pell	Yes
A V E Everard	Yes	Mrs W D Scattergood (Chairman)	Yes
J H G Finbow	Yes	Mrs L Shepherd	Apologies
Ms L B Flint	Yes	Mrs G A Spray	Yes
T J W Foster	Yes	R N Wilkins	Yes
Mrs B A Gage	Yes		

Councillor Mrs J C Beavis attended the meeting in her capacity as Chairman of Sible Hedingham Parish Council and also as a District Councillor for the Hedingham and Maplestead Ward.

126 DECLARATIONS OF INTEREST

The following declaration of interest was made:

Councillor J Baugh declared a personal and prejudicial interest in Application No. 08/02294/FUL – 10 - 16 Manor Street, Braintree as he was the Agent for the application. Councillor Baugh left the meeting whilst the application was discussed and determined.

127 MINUTES

DECISION: That the Minutes of the meeting of the Planning Committee held on 20th January 2009 be approved as a correct record and signed by the Chairman.

128 QUESTION TIME

INFORMATION: There was one statement made, a summary of which is contained in the Appendix to these Minutes.

Any amendments to the Officers' recommendations having taken into account the issues raised by members of the public would be dealt with by conditions, a summary

of which is contained within the appropriate minute. Full details of the Decision Notices are contained in the Register of Planning Applications.

129 PLANNING APPLICATIONS APPROVED

It was moved, seconded and agreed that planning applications 08/02294/FUL – 10 – 16 Manor Street, Braintree and 08/02290/FUL – Mill Cottages, Robinsbridge Road, Coggeshall contained within Part B of the Agenda be approved en bloc in accordance with the Head of District Development's recommendations.

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 Head of District Development's report, as amended below, details of which are contained in the Register of Planning Applications.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*08/02294/FUL (APPROVED)	Braintree	Mr W Gleeson	Re-surfacing of existing concrete forecourt surface to front of building with permeable brick paving, 10 – 16 Manor Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*08/02290/FUL (APPROVED)	Coggeshall	The Croll Group	Erection of detached double garage, Mill Cottages, Robinsbridge Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*08/02287/FUL (APPROVED)	Sible Hedingham	Forest Homecare	Change of use of land for overflow parking and variation of previously approved application 07/02522/FUL, Forest Homecare, 61 Alderford Street.

Councillor Mrs J C Beavis, Chairman of Sible Hedingham Parish Council and District Councillor for Hedingham and Maplestead Ward, joined the table and spoke on this application. Councillor Mrs Beavis stated that the Parish Council objected to this application on the basis that it was overdevelopment of the site, which was adjacent to the Grade II* listed building Alderford Mill. Councillor Mrs Beavis considered that the application should be refused. However, if it was to be approved Councillor Mrs Beavis requested that the applicant should be asked to bring forward the requisite landscaping works. Councillor Mrs Beavis stated that there had been numerous applications submitted in respect of this site and that many of the conditions of previous approvals had not been complied with and she requested that enforcement action should be pursued for non-compliance.

In approving this application, the Committee agreed that enforcement action should be pursued and Members asked to be kept informed of progress.

130 PLANNING APPLICATION DEFERRED

DECISION: That the undermentioned planning application be deferred for the reasons stated below.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*08/02274/FUL (DEFERRED)	Bulmer	Mr & Mrs P Rowe	Erection of detached dwelling design in the style of a converted Essex barn, land rear of Back House Croft, Bulmer Street.

Councillor M Crome, Vice-Chairman of Bulmer Parish Council, joined the table and spoke on this application. Councillor Crome stated that the Parish Council had objected to a previous application for the site which sought the replacement of the existing dwelling and the erection of two new dwellings. Councillor Crome stated that whilst some of the previous objections had been met by the current application, the Parish Council considered that the proposed barn was too large for the site and that it would impose on and appear above the roof line of Back House Croft. Councillor Crome stated that there were no other black barns nearby and he considered that the view would be compromised by such a large building. Councillor Crome stated that there was a swimming pool and an annexe nearby and that there was an extant and uncompleted planning permission for a rear extension and new roof at Back House Croft. Councillor Crome stated that the existing access to the business use to the rear of the site had not been closed off and that lorries continued to be driven along it. Councillor Crome stated that, if approved, this application would be the first in-fill development of a property to the rear of The Street and he considered that it would set a precedent. Councillor Crome stated that the previous application had been refused on the grounds that the development would undermine the rural character of the area, that it would introduce an adverse, built form at the site, that it would be harmful to the visual character of the area and it would fail to safeguard the character of the Conservation Area. The Parish Council considered that these reasons also applied to the current proposal, even though it was for only one dwelling.

The Committee deferred this application pending the receipt of further information to confirm the exact location of the village envelope, and the submission of an arboriculture report.

131 PLANNING APPEAL DECISIONS – JANUARY 2009

INFORMATION: Consideration was given to a report, for information, on planning appeal decisions received during January 2009. The report included a summary of each case and a précis of the decision. This report would be submitted to the Committee on a regular basis.

In noting this item, Members asked if information could be included in future reports to indicate whether the cases considered by Committee had been determined against the Officers' recommendation.

Next Meeting – Cancellation

The Chairman reported, that due to there being insufficient business to transact the next meeting of the Planning Committee scheduled for 3rd March 2009 had been cancelled.

PLEASE NOTE: The full list of standard conditions and reasons can be viewed at the office of the Head of District Development, 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 8.15pm.

MRS W D SCATTERGOOD

(Chairman)

APPENDIX

PLANNING COMMITTEE

17TH FEBRUARY 2009

PUBLIC QUESTION TIME

Summary of Questions Asked / Statements Made During Public Question Time

1. Statement by Mr Peter Wenborn, Larkfield, Bulmer Street, Bulmer
Application No. 08/02274/FUL – Land rear of Back House Croft, Bulmer Street,
Bulmer

Mr Wenborn stated that the size and bulk of the proposed dwelling would be visually intrusive and unsympathetic in size and proportion with the character of the existing locality, which was one of medium size buildings set comfortably in their own grounds in a Conservation Area and adjacent to a Special Landscape Area.

Mr Wenborn considered that the building would dominate on the approach from Gestingthorpe and that the built form would be more appropriate in a more densely built area. Mr Wenborn stated that the proposed layout would be crammed into a very restricted plot of land and that the building had to, of necessity, extend beyond the village envelope. Mr Wenborn stated that the proposed separation between dwellings would be 20 metres and this would have to accommodate the rear space and swimming pool of Back House Croft, the front space of the new property and the shared annexe with living accommodation above. Mr Wenborn stated that when the approved rear extension to Back House Croft was completed, the serious overlooking from the large balcony of Back House Croft would be intensified. Mr Wenborn considered that the proposed backland development would dominate its surroundings and that it would be visible from the road, from the approach from Upper Houses and above the roof line of Back House Croft which was a one and a half storey dwelling.

Mr Wenborn drew attention to a discrepancy on the site plan which showed land measuring 4½ metres x approximately 15½ metres on which there was an outbuilding which was within the ownership of Larkfield. Mr Wenborn stated that this land would not be included in the land to be conveyed to the proposed new property and he stated that it misrepresented the space which was available for the parking and turning of vehicles.

Mr Wenborn stated that no alterations were proposed to the existing means of vehicular access and that the Officer's report indicated that the proposal would utilise an existing access to commercial units to the rear. However, the report stated also that a 1.8 metre high fence would extend across and to either side of the existing access to the commercial units and the access to Back House Croft was shown as closed. Mr Wenborn stated that this single track access road was used daily by various vehicles and he queried whether the creation of an alternative access to the commercial units across an area of special landscape should form part of the current application.