

PLANNING COMMITTEE



AGENDA

THIS MEETING IS OPEN TO THE PUBLIC (Please note that this meeting will be webcast)

<http://www.braintree.gov.uk/Braintree/councildemocracy/committees/default.htm>

Date: Tuesday 11th September 2012

Time: 7.15pm

Venue: Council Chamber, Causeway House, Bocking End, Braintree, CM7 9HB

Councillor J E Abbott	Councillor T J W Foster	Councillor J O'Reilly-Cicconi
Councillor P R Barlow	Councillor P Horner	Councillor R Ramage
Councillor E Bishop	Councillor S C Kirby	Councillor W D Scattergood (Chairman)
Councillor R J Bolton	Councillor D Mann	Councillor L Shepherd
Councillor C A Cadman	Councillor Lady Newton	Councillor G A Spray

Members are requested to attend this meeting, to transact the following business:-

PUBLIC SESSION

1. **Apologies for Absence**
2. **Declarations of Interests.** To declare the existence of any interests relating to items on the agenda having regard to the Code of Conduct for Members and having taken appropriate advice (where necessary) before the meeting.
3. **Minutes.** To approve as a correct record the minutes of the meeting of the Planning Committee held on 21st August 2012 (copy to follow).
4. **Question Time.** (See paragraph on Page iv of the Agenda).
5. **Conservation Area Appraisal and Management Plan – PEBMARSH.** To consider the attached report. (Page 1)
6. **Planning Applications.** To consider the following planning applications and to agree whether the more minor applications listed under Part B should be determined 'en bloc' without debate.

Part A:- Planning applications:-

BRAINTREE

Minor material amendment to the footprint of the building by varying condition no. 2 of approved application 09/01521/FUL – Erection of 40 bed residential care home with ancillary parking, amenity space and servicing, Pyefleet Lodge, Leywood Close. Application No. 12/00958/MMA (Page 12)
Recommendation: GRANT
Case Officer: Ian Harrison

HALSTEAD

Change of use of part of the public highway for the placing of 4 no. tables and 16 chairs outside of The Bull Hotel, The Bull Hotel, Bridge Street. Application No. 12/01032/FUL (Page 19)
Recommendation: GRANT
Case Officer: Neil Jones

HATFIELD PEVEREL

Erection of new dwelling, land adjacent to 1 New Road. Application No. 12/00926/FUL (Page 25)
Recommendation: REFUSE
Case Officer: Natalie Banks

WETHERSFIELD

Demolition of existing dwelling and erection of replacement dwelling, The Nook, Braintree Road. Application Nos. 12/00699/FUL and 12/00991/CON (Pages 31 and 42)
Recommendation: GRANT
Case Officer: Ian Harrison

WITHAM

- (1) Demolition of existing garage court and erection of 2 no. affordable homes including associated landscaping and parking, Garages at Turstan Road. Application No. 12/00771/FUL (Page 47)
Recommendation: SECTION 106 AGREEMENT
Case Officer: James Salmon
- (2) Demolition of existing garage court and erection of 5 no. affordable homes, Garages at Siward Road. Application No. 12/00772/FUL (Page 61)
Recommendation: SECTION 106 AGREEMENT
Case Officer: Natalie Banks

Part B:- Minor planning applications:-

WETHERSFIELD

Application to remove condition no. 2 of application no. 08/02152/FUL (Change of use of paddock to exercise arena) to enable use of exercise arena for equestrian competitions, The Oast House, Codham Little Park Drive.

Application No. 12/00993/FUL (Page 74)

Recommendation: REFUSE

Case Officer: Claudia Dietz

WITHAM

Change of use of 9 car parking spaces to a hand car wash and valeting centre with a canopy and cabin office, Tesco Store Ltd, 1 The Grove Centre.

Application No. 12/00909/FUL (Page 84)

Recommendation: GRANT

Case Officer: James Salmon

7. **Urgent Business.** To consider any matter, which in the opinion of the Chairman should be considered in public by reason of special circumstances (to be specified), as a matter of urgency.
8. To agree the exclusion of the public and press for the consideration of the following item for the reasons set out in Part 1 of Schedule 12(A) of the Local Government Act 1972.

At the time of compiling the Agenda, there were no items for inclusion in this part of the Agenda.

PRIVATE SESSION

9. **Urgent Business.** To consider any matter, which in the opinion of the Chairman should be considered in private by reason of special circumstances (to be specified), as a matter of urgency.

A PEACE

Member Services Manager

NOTE

(1) Call in Procedure

Key Decisions can be identified by the prefix **. Any 5 Members of the Council may refer any key decision made on this Agenda to the Overview and Scrutiny Committee for 'call in'. This must be undertaken within 6 days of publication of the minutes. Any decisions made and not 'called in' by this date and time will become effective.

(2) Background Papers Relating to Planning Reports

- Braintree District Local Plan Review
- Braintree District Local Development Framework Core Strategy
- Relevant Government Guidance

The last page of this Agenda is numbered 91.

QUESTION TIME

Immediately after the Minutes of the previous meeting have been approved there will be a period of up to 30 minutes when members of the public can speak.

Members of the public wishing to speak should contact the Council's Member Services Section on 01376 552525 or e-mail alison.webb@braintree.gov.uk prior to the meeting.

Members of the public can remain to observe the whole of the public part of the meeting.

The Council's "Question Time" leaflet explains the procedure and copies of this may be obtained at the Council's offices at Braintree, Witham (library) and Halstead (library).

Contact Details

If you require any further information please contact Alison Webb on 01376 552525 or e-mail alison.webb@braintree.gov.uk

Health and Safety

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Webcast

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Braintree District Council welcomes comments from members of the public in order to make its services as efficient and effective as possible. We would appreciate any suggestions regarding the usefulness of the paperwork for this meeting, or the conduct of the meeting you have attended.

Please let us have your comments setting out the following information

Meeting Attended

Date of Meeting

Comments.....

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Contact Details: