

# Minutes

## Planning Committee

2nd August 2016



### Present

Councillors	Present	Councillors	Present
R Bolton	Apologies	Lady Newton	Yes
K Bowers	Yes	J O'Reilly-Cicconi	Yes
Mrs L Bowers-Flint	Yes	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		

### 49 **DECLARATIONS OF INTEREST**

**INFORMATION:** There were no interests declared.

### 50 **MINUTES**

**DECISION:** That the Minutes of the meeting of the Planning Committee held on 19th July 2016 be approved as a correct record and signed by the Chairman.

### 51 **QUESTION TIME**

**INFORMATION:** There were no questions asked, or statements made.

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

### 52 **PLANNING APPLICATION WITHDRAWN**

**INFORMATION:** The Committee was advised that the undermentioned planning application had been withdrawn from the Agenda to enable the Development Manager to consider further information provided in relation to site marketing. 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.

<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*16/00705/FUL (WITHDRAWN)	Wethersfield	Mr P Mangham	Conversion of stables to dwelling, and erection of single storey side extension, Stables

## 53 **PLANNING APPLICATIONS APPROVED**

Planning Application Nos. 16/00858/FUL - Blomfield House, Colchester Road, Halstead; 16/00906/VAR - land adjacent to 1 The Street, Shalford; 16/00948/FUL - 96 Swan Street, Sible Hedingham; and 16/00951/FUL - 23 Maidment Crescent, 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.

<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*16/00858/FUL (APPROVED)	Halstead	Mr and Mrs C Devine	Erection of detached garage and boundary railings/fences, Blomfield House, Colchester Road.
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<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*16/00906/VAR (APPROVED)	Shalford	Miss A Metson	Application for removal of Condition 11 of approved application 15/00696/FUL (Erection of a three bedroom detached dwelling) - method of surface water drainage, land adjacent to 1 The Street.

The Committee approved this application, subject to the following Approved Plans, Conditions and Information to Applicant:-

### **Approved Plans**

Other	Plan Ref: DUST _MUD MANAGEMENT PLAN
Lighting Plan	
Other	Plan Ref: LIGHT DETAILS
Topographical Survey	Plan Ref: 1218-1
Location Plan	Plan Ref: J.650 D1
Block Plan	Plan Ref: J.650 D2
Proposed Elevations	Plan Ref: J.650 D3
Floor Plan	Plan Ref: J.650 D4
Floor Plan	Plan Ref: J.650 D5
Street elevation	Plan Ref: J.650 D6

Conditions

1. The development hereby permitted shall be carried out in accordance with the approved plans listed above.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking and re-enacting that Order) no enlargement of the dwelling-house / provision of any building within the curtilage of the dwelling-house / alteration of the dwelling-house, as permitted by Classes A, B and E of Part 1 of Schedule 2 of that Order shall be carried out without first obtaining planning permission from the Local Planning Authority.
3. The external materials shall comprise Hampton Rural Blend brick, Eternit Ashdowne Aylesham mixed clay plain tile and smooth render, painted in a neutral colour.
4. The boundary fences as indicated on the approved layout plan shall be erected before the dwelling is occupied and shall be permanently retained as such.
5. Prior to occupation of the development, the access shall be provided with a 2.4 metre parallel band visibility splay across the whole of the site's frontage (land edged in red and blue) as measured from and along the nearside edge of the carriageway. The area within each splay shall be kept clear of any obstruction exceeding 600mm in height at all times.
6. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
7. Surface water from the development shall discharge to the existing drainage system on site and shall not discharge on to the public highway.
8. The vehicular parking spaces shall have minimum dimensions of 2.9 metres x 5.5 metres.
9. The development shall not be occupied until the car parking area indicated on the approved plans has been provided. The car parking area shall be retained in this form at all times.
10. No site clearance, demolition, or construction work shall take place on the site, including starting of machinery and delivery of materials, outside the following times:-

Monday to Friday 0800 hours - 1800 hours

Saturday 0800 hours - 1300 hours

Sundays, Bank Holidays and Public Holidays - no work

11. No piling shall be undertaken on the site in connection with the construction of the development until a system of piling and resultant noise and vibration levels has been submitted to and agreed in writing by the Local Planning Authority and shall be adhered to throughout the construction process.
12. No burning of refuse, waste materials, or vegetation shall be undertaken in connection with the site clearance, or construction of the development.
13. The development shall be carried out in accordance with the approved Dust and Mud Control Plan listed above.
14. The external lighting shall comprise 2 no. LAP stainless steel up and down wall lights with PIR sensors on the front elevation either side of the front door and 3 no. on the rear elevation of the dwelling. The lights shall be installed prior to the first occupation of the development and thereafter so retained. There shall be no other sources of external illumination.
15. All areas of hardstanding shall be constructed using porous materials laid on a permeable base.

#### Information to Applicant

1. This permission is a variation to planning permission 15/00696/FUL. This permission sits alongside the original permission which remains intact. With the exception of Condition 1 (time limit) on planning permission 15/00696/FUL, the Conditions imposed on this decision notice supersede those on the original decision notice.

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<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*16/00948/FUL (APPROVED)	Sible Hedingham	Miss Natasha Pachent	Change of use from A1, A3, A5 (Barber) to A1 and Sui Generis (Barber / Beauty Therapist / Dog Groomer), 96 Swan Street.

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<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*16/00592/FUL (APPROVED)	Wethersfield	Mr Mark Hunter	Proposed detached two bedroom bungalow, land rear of 46 Hereward Way.

The Committee approved this application, subject to the amendment of Condition No. 7 as follows:-

Amended Condition

7. The development shall not be occupied until the car parking area and turning area indicated on the approved plans have been surfaced and are available for use. The car parking area and turning area shall be retained in this form at all times. The turning area shall be kept free of obstruction and shall be available for the use of both the existing dwelling (No.46 Hereward Way) and the dwelling hereby approved. The car parking area shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.

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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00951/FUL (APPROVED)	Witham	Mr and Mrs Cork	Erection of two storey rear extension, 23 Maidment Crescent.

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 7.30pm.

Councillor Mrs W Scattergood  
(Chairman)