

# PLANNING COMMITTEE



## AGENDA

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

<http://www.braintree.gov.uk/meetings>

**Date:** Tuesday 21<sup>st</sup> May 2013

**Time:** 7.15pm

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

|                             |                                    |                               |
|-----------------------------|------------------------------------|-------------------------------|
| Councillor J E Abbott       | Councillor C A Cadman              | Councillor Lady Newton        |
| Councillor P R Barlow       | Councillor T J W Foster (Chairman) | Councillor J O'Reilly-Cicconi |
| Councillor E Bishop         | Councillor P Horner                | Councillor R Ramage           |
| Councillor R J Bolton       | Councillor S C Kirby               | Councillor L Shepherd         |
| Councillor L B Bowers-Flint | Councillor D Mann                  | 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 7<sup>th</sup> May 2013 (copy to follow).
- 4. Question Time.** (See paragraph on Page iv of the Agenda).
- 5. Tree Preservation Order.** To determine whether to confirm Tree Preservation Order No. 4/2013 – 51 Lodge Road, **BRAINTREE**. (Report attached) (Page 1)
- 6. Tree Preservation Order.** To determine whether to confirm Tree Preservation Order No. 6/2013 – 3 Gilpin Way, **GREAT NOTLEY**. (Report attached) (Page 16)
- 7. 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**

- (1) Demolition of dwellings and basements of 75 and 77 South Street, demolishing up to boundary of 32 Fairfield Road, retention of existing surface water drainage system for reuse and boundary treatments, 75 and 77 South Street.  
Application No. 13/00259/CON (Page 28)  
Recommendation: GRANT  
Case Officer: Darren Roberts
- (2) Proposed dwelling, land adjacent to 3 Halstead Road.  
Application No. 13/00323/FUL (Page 36)  
Recommendation: SECTION 106 AGREEMENT  
Case Officer: Ian Harrison

**COGGESHALL**

Demolition of 16 existing 'Unity' flats and garages and erection of 36 affordable dwellings including displacement of garage parking from Walford Way to Vesta Close, land at Walford Way and Vesta Close.  
Application No. 13/00189/FUL (Page 48)  
Recommendation: SECTION 106 AGREEMENT  
Case Officer: Ian Harrison

**PANFIELD**

Demolition of side extension and erection of detached dwelling, Kyra, Hall Road.  
Application No. 13/00175/OUT (Page 71)  
Recommendation: SECTION 106 AGREEMENT  
Case Officer: Nina Pegler

**WETHERSFIELD**

- (1) Erection of a bungalow within the car park to the rear of Chase House (which is currently used for parking) with associated off road parking for two cars and landscaping, Chase House, High Street.  
Application No. 13/00202/FUL (Page 83)  
Recommendation: GRANT  
Case Officer: Ian Harrison
- (2) Change of use of former public house to dwellinghouse, including internal and external alterations and construction of garage in former public house car park, Chase House, High Street.  
Application No. 13/00265/FUL (Page 97)  
Recommendation: GRANT  
Case Officer: Ian Harrison

- (3) Change of use of 'The Dog Inn' now known as Chase House to form a single dwelling house including the construction of a single garage within the former car park. The modern extension which incorporates the ladies toilet is to be demolished and the rear rebuilt, Chase House, High Street.  
Application No. 13/00266/LBC (Page 111)  
Recommendation: GRANT  
Case Officer: Ian Harrison
- (4) Demolition of existing buildings and reinstatement of area of agricultural land, erection of all-purpose agricultural barn, Owls Hall Farm, Blackmore End.  
Application No. 13/00314/FUL (Page 118)  
Recommendation: GRANT  
Case Officer: Nina Pegler

**Part B:-** Minor planning applications:-

**BRAINTREE** Application to display advertisements, Inn on the Green, Coldnailhurst Avenue.  
Application No. 13/00273/ADV (Page 133)  
Recommendation: GRANT  
Case Officer: Nina Pegler

**LITTLE YELDHAM** Erection of garage/store building, 64 Little Yeldham Road.  
Application No. 13/00336/FUL (Page 142)  
Recommendation: GRANT  
Case Officer: Sam Trafford

8. **Planning and Enforcement Appeal Decisions – April 2013.** To consider the attached report. (Page 148)
9. **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.
10. 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**

11. **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 149.*

## 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](mailto: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.

### Contact Details

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

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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.....  
.....

Contact Details: .....