

# Minutes

## Planning Committee

24th November 2015



### 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		

### 49 **DECLARATIONS OF INTEREST**

**INFORMATION:** The following interests were declared:-

Councillor S Kirby declared a disclosable pecuniary interest in Application No. 15/00872/FUL - Garage Block off Mersea Fleet Way, Chelmer Road, Braintree as the applicant held an account with his business. Councillor Kirby left the meeting whilst this application was discussed and determined.

Councillor D Mann declared a non-pecuniary interest in Application No. 15/00872/FUL - Garage Block off Mersea Fleet Way, Chelmer Road, Braintree as a Board Director of Greenfields Community Housing which had submitted the application. Councillor Mann left the meeting whilst this application was discussed and determined.

### 50 **MINUTES**

**DECISION:** That the Minutes of the meeting of the Planning Committee held on 10th November 2015 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.

Planning Application No. 15/01200/FUL - Mill House, Church Road, Greenstead Green was 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>
*15/01118/FUL (APPROVED)	Braintree	Mr and Mrs S Catchpole	Erection of rear and side extension together with minor alterations, 2 Church Street, Bocking.

The Committee approved this application against the Development Manager's Recommendation, subject to the following Conditions and Information to Applicant:-

**Conditions**

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed above (for the avoidance of doubt these include: Drawing No. 46213/LP/1 - Location Plan and Drawing No. 46213/PD/1 Rev A – Proposed Plans).
- 3 The external materials and finishes shall be as indicated on the approved plans (for the avoidance of doubt these include: smooth cream render and black plinth to match existing).

**Information to Applicant**

Your attention is drawn to the provisions of the Party Wall etc. Act 1996, which relates to work on existing walls shared with another property, or excavation near another building. An explanatory booklet is available on the Planning Portal website at <http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/currentlegislation/partywallact>

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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>
*15/01200/FUL (APPROVED)	Greenstead Green	Mr P Button	Variation of condition no. 2 relating to approved application

13/01154/FUL - Erection of 1 bedroom, single storey detached annexe, replace existing double garage with 2 storey side extension, replacement of existing conservatory with new orangery (garden room) and new porch. Raise 75% of the proposed extension roof by 215mm so that it is flush with the existing house roof, Mill House, Church Road.

The Committee approved this application, subject to an additional Condition (to be numbered as Condition No. 1) as follows:-

Additional Condition

- 1 (New Condition numbered as Condition No. 1) The development hereby permitted shall be begun before 15th January 2017.

53 **SECTION 106 AGREEMENT**

<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*15/00872/FUL (APPROVED)	Braintree	Greenfields Community Housing	Proposed replacement of garage court with 3 no. three bed houses and 9 no. two bed houses and associated access road and parking, Garage Block off Mersea Fleet Way, Chelmer Road.

**DECISION:** That, subject to the applicant entering into a suitable legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to require all dwelling units to be affordable, the Development Manager be authorised to grant planning permission for the above development in accordance with the approved plans and the conditions and reasons set out in the report, as amended below. Alternatively, in the event that a suitable planning obligation is not agreed, the Development Manager be authorised to refuse planning permission. Details of this planning application are contained in the Register of Planning Applications.

The Committee approved this application, subject to two additional Conditions as follows:-

Additional Conditions

- 23 Details of any proposed external lighting to the site shall be submitted to, and

approved in writing by, the Local Planning Authority prior to installation. The details shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles, luminaire profiles and energy efficiency measures). All lighting shall be installed, maintained and operated in accordance with the approved details. There shall be no other sources of external illumination.

24 No development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- (a) a scheme of mitigation/compensation works, including a method statement, to minimise the adverse effects of the development on protected species;
- (b) a scheme of translocation to be submitted if necessary;
- (c) a programme of timings for the works referred to in a) above.

Any mitigation/compensation works shall be carried out in accordance with the scheme and programme approved in accordance with the above.

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 8.07pm.

Councillor Mrs W Scattergood  
(Chairman)