

Minutes

Planning Committee

13th September 2016



Present

Councillors	Present	Councillors	Present
K Bowers	Yes	J O'Reilly-Cicconi (Vice-Chairman)	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	Vacancy	
Lady Newton	Yes		

Councillor J Abbott was also in attendance.

61 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

Councillor Mrs L Bowers-Flint declared a non-pecuniary interest in Application No. 15/01515/FUL - Lanham Manor Farm, Lanham Farm Road, Cressing as the applicant was a client of her employer. Councillor Mrs Bowers-Flint left the meeting when the application was considered and determined.

Councillor Lady Newton declared a non-pecuniary interest in Application No. 15/01515/FUL - Lanham Manor Farm, Lanham Farm Road, Cressing as the applicant and his family were known to her; and as the elected Member for the Braintree Eastern Division of Essex County Council which incorporated Cressing.

Councillor Mrs I Parker declared a non-pecuniary interest in Application No. 15/01515/FUL - Lanham Manor Farm, Lanham Farm Road, Cressing as the applicant was known to her.

In accordance with the Code of Conduct, Councillors remained in the meeting, unless stated otherwise, and took part in the discussion when the application was considered.

62 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 16th August 2016 be approved as a correct record and signed by the Chairman.

63 **QUESTION TIME**

INFORMATION: There were three statements made. Details of the people who spoke at the meeting are contained in the Appendix to these Minutes.

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

64 **PLANNING APPLICATIONS APPROVED**

Planning Application Nos. 16/00971/FUL - 23 Greenway Gardens, Braintree; 16/00993/FUL - Vine Cottage, Walthams Cross, Great Bardfield; and 16/01119/FUL - 11 Duncombe Close, 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. Details of these planning applications are contained in the Register of Planning Applications.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00971/FUL (APPROVED)	Braintree	Mr Simon Hoy	Proposed front and side extensions, 23 Greenway Gardens.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00993/FUL (APPROVED)	Great Bardfield	Ms Amanda Turner	Retrospective application for gravel driveway and path to Vine Cottage, together with new gate and fence, Vine Cottage, Walthams Cross.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/01119/FUL (APPROVED)	Witham	Mr Lee Carter	Installation of set of garage doors to the front of existing cart port, 11 Duncombe Close.

65 **SECTION 106 AGREEMENT**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/01515/FUL (APPROVED)	Cressing	Mr Simon Dixon-Smith	Demolition of barns (B) and (E), construction of new building (F), use of building for Class B1 and change of use of agricultural buildings for Class B1 use, replacement of building E for parking, proposed new internal road, creation of parking spaces and landscaping, Lanham Manor Farm, Lanham Farm Road.

DECISION: That, subject to the applicant entering into a suitable Unilateral Undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the payment of a financial contribution of £8,214.54 towards the provision of off-site public open space, 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 within three calendar months of the date of the Planning Committee's decision, 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 the amendment of Condition Nos. 3 and 14 as follows:-

Amended Conditions

3. Prior to commencement of development, Byway 1 Cressing from its start (from the end of Lanham Farm Road) shall be constructed to full depth (with a base, sub base and hard surface) to the most north-western part of the site (opposite No 1 Lanham Farm Cottage). Full details of the proposed works shall be submitted to and agreed in writing by the Local Planning Authority and the works shall be implemented in accordance with the approved details and permanently maintained as such.

14. 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). The details shall also be in accordance with the following criteria:

- a) No white light shall be used;
- b) The lighting shall be no brighter than the minimum brightness required to perform the required lighting function as set out in the details required to be submitted by this Condition;
- c) The site lighting shall be fitted with timers and/or sensors to ensure that it is switched off outside of the normal hours of operation of the site as set out in Condition 16.
- d) The lighting shall be low level ground based lighting, or similar and shall be specifically designed to minimise light spillage and light pollution to the satisfaction of the Local Planning Authority.

All lighting shall be installed, maintained and operated in accordance with the approved details. There shall be no other sources of external illumination.

Councillor James Abbott, District Councillor for Silver End and Cressing Ward, attended the meeting as a Ward Member and as the representative of Cressing Parish Council and he spoke against this application.

Mr Matthew Bradley, Essex Highways, attended the meeting and provided information/answered questions on highway related matters.

66 **PLANNING APPLICATIONS REFUSED**

DECISION: That the undermentioned planning applications be refused for the reasons contained in the Development Manager's reports. Details of these planning applications are contained in the Register of Planning Applications.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00735/FUL (REFUSED)	Finchingfield	Mrs Amanda Turner	Change of use from C3 residential to D1 non- residential nursery school, The Old School House, The Green.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00705/FUL (REFUSED)	Wethersfield	Mr P Mangham	Conversion of stables to dwelling, and erection of single storey side extension, stables rear of 3 Brook Street Cottages, Braintree Road.

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 8.52pm.

Councillor Mrs W Scattergood
(Chairman)

APPENDIX

PLANNING COMMITTEE

13TH SEPTEMBER 2016

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application No. 15/01515/FUL - Lanham Manor Farm, Lanham Farm Road, Cressing
 - (i) Statement by Ms Catherine Bailey, The Chestnuts, Lanham Green, Cressing (Objector)
 - (ii) Statement by Mr Dave Richardson, 1 Lanham Farm Road, Cressing (Objector)
- 2 Statement Relating to Application No. 16/00705/FUL - Stables rear of 3 Brook Street Cottages, Braintree Road, Wethersfield

Statement by Mr Paul Walker, Whirledge and Nott, The Estate Office, White Hall, Margaret Roding, Great Dunmow, Essex (Agent)