

Minutes

Planning Committee

13th May 2008



Present

Councillors	Present	Councillors	Present
J E Abbott	Yes	Mrs M E Galione	Yes
J Baugh	Yes	D Mann	Yes
E Bishop	Yes	Mrs J M Money	Yes
R J Bolton	Apologies	Lady Newton	Yes
J C Collar	Yes	J O'Reilly-Cicconi	Apologies
Mrs E Edey	Yes	Mrs J A Pell	Yes
A V E Everard	Yes	Mrs W D Scattergood (Chairman)	Yes
J H G Finbow	Yes	Mrs L Shepherd	Yes
Ms L B Flint	Yes	Mrs G A Spray	Yes
T J W Foster	Apologies	R N Wilkins	Yes
Mrs B A Gage	Apologies		

10 DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor J Baugh declared a personal and prejudicial interest in Application No. 08/00642/FUL – 9 Grenville Road, Braintree as he was the Agent. Councillor Baugh left the meeting whilst the application was discussed and determined by the Committee. Councillor Baugh indicated, that in accordance with the Code of Conduct, he wished to make representations on the application during Question Time.

Councillor J H G Finbow declared a personal interest in Application No. 08/00487/FUL – 275 Cessing Road, Braintree as the Agent was known to him.

Councillor Ms L B Flint declared a personal interest in Application No. 08/00587/FUL – 3 Wrights Avenue, Cressing as the applicant and Councillor Mrs J Watkins of Cressing Parish Council, who spoke on the application during the meeting, were known to her.

Councillor Mrs J A Pell declared a personal interest in Application No. 08/00591/OUT – 17 Sloe Hill, Halstead as reference was made in the report to the supply of electricity and her husband was employed by the electricity company. Councillor Mrs Pell declared a personal interest also in Application No. 08/00487/FUL – 275 Cessing Road, Braintree as the Agent 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 respective items were considered.

11 MINUTES

DECISION: That the Minutes of the meetings of the Planning Committee held on 1st, 15th and 21st April 2008 be approved as a correct record and signed by the Chairman.

12 QUESTION TIME

INFORMATION: There were three statements made, a summary of which is contained in the Appendix to these Minutes.

Any amendments to the Officers' recommendations having taken into account the issues raised by members of the public would be dealt with by conditions, a summary of which is contained within the appropriate minute. Full details of the Decision Notices are contained in the Register of Planning Applications.

13 PLANNING APPLICATIONS WITHDRAWN

INFORMATION: The Committee was advised that the undermentioned planning applications had been withdrawn from the Agenda.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
08/00665/FUL (WITHDRAWN)	Rayne	Mr N Davis & Ms C Leonard	Erection of one and a half storey side extension, Lynray, Gore Lane.
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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
06/01143/OUT (WITHDRAWN)	Witham	The Landowners	Erection of approx. 268 dwellings, B1 business park, primary school, neighbourhood centre, community facilities, open space, landscaping and ancillary infrastructure, land South of Maltings Lane.

14 PLANNING APPLICATIONS APPROVED

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 contained in the Development Director's report, as amended below, details of which are contained in the Register of Planning Applications.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*08/00587/FUL (APPROVED)	Cressing	Mr K Morland	Erection of two storey side extension, 3 Wrights Avenue.

Councillor Mrs Janet Watkins of Cressing Parish Council joined the table and spoke on this application.

Councillor Mrs Watkins stated that the Parish Council was not objecting to the applicant on a personal basis, but that it was reflecting representations made about the application by local people. Councillor Mrs Watkins stated that the property was the registered office of a business which also had business vehicles. Councillor Mrs Watkins stated that Parish Councillors had observed that domestic vehicles were being parked within the curtilage of the property, but that the business vehicles were being parked along the road. This meant that neighbours were unable to park their vehicles on the road and it was difficult for delivery vehicles to be parked. Concern had been expressed that the proposals seemed to be related more to the business use of the property and that this could lead to an increased number of vehicles. Councillor Mrs Watkins stated that, whilst the Parish Council did not wish to blight the business, the residents' needs must be met.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*08/00540/FUL (APPROVED)	Foxearth	Mr M Gallagher	Proposed detached cartlodge, log store and garden store, Huntsmans Cottage, Huntsmans Lane.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*08/00570/FUL (APPROVED)	Gosfield	Mr & Mrs Miller	Erection of garage with games room, Eaves Cottage, Braintree Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*08/00591/OUT (APPROVED)	Halstead	De Burgh Developments	Erection of one detached two storey dwelling, land adjacent to 17 Sloe Hill.

The Committee approved this application, subject to the following additional conditions:-

Additional Conditions

10. Development shall not be commenced until a scheme of measures to secure water conservation, recycling of rain water, sustainable drainage and other devices to ensure the more efficient use of water within the completed development has been submitted to an approved in writing by the local planning authority. Development shall be implemented in accordance with the approved details prior to the first occupation of the development and thereafter so maintained.

11. Development shall not be commenced until details of energy-efficient construction materials and processes, including measures for the long term energy efficiency of the building(s), and renewable energy resources have been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the agreed details, and shall thereafter be maintained in the approved form.
12. Details of any proposed external lighting to the dwelling(s) 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 and luminaire profiles). Lighting shall be installed, maintained and operated in accordance with the approved details. There shall be no other sources of external illumination.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*08/00620/FUL (APPROVED)	Steeple Bumpstead	Mr Mehilic	Erection of first floor, rear and side extension to existing bungalow, 1 The Endway.

15 **PLANNING AGREEMENT**

DECISION: That, subject to either the applicant agreeing to a suitable planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 or, if considered appropriate by the Development Director, the imposition of a suitably worded condition to cover the payment of a financial contribution of £5,000 towards highway improvements, the Development Director be authorised to grant planning permission under powers delegated to him, subject to the conditions and reasons set out in the report, and as amended below, details of which are contained in the Register of Planning Applications. In the event that a suitable planning obligation (where necessary) is not provided by the target date for determining the application, the Development Director be authorised to Refuse the grant of planning permission.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*08/00470/FUL (APPROVED)	Halstead	Mr James Wicks	Variation of planning applications BTE/184/86 and BTE/185/86 – Replacement of 3 no. detached houses and 2 no. semi-detached houses, garages and parking with 9 no. terraced houses, garages and parking, land at Stanstead Road.

The Committee approved this application, subject to the following additional condition:-

Additional Condition

14. Details of any proposed external lighting to the dwelling(s) 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 and luminaire profiles). Lighting shall be installed, maintained and operated only in accordance with the approved details. There shall be no other sources of external illumination.

16 PLANNING APPLICATIONS REFUSED

DECISION: That the undermentioned planning applications be refused for the reasons contained in the report.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*08/00487/FUL (REFUSED)	Braintree	Mr and Mrs J Collins	Erection of a dwelling, 275 Cressing Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*08/00642/FUL (REFUSED)	Braintree	Mr N Bashford	Erection of single storey rear extension, 9 Grenville Road.

Training for Councillors

At the close of the meeting, the Chairman invited Members of the Committee to discuss training needs and to agree how these might be met.

Members welcomed further training on general planning issues, planning appeal procedures and the Local Development Framework, and also on standards and the Code of Conduct. It was agreed that other local authorities could be invited to participate, provided that any assignments were kept within small groups ie. no more than six people. It was suggested also that information about assignments should be circulated in advance. Members preferred that training events should take place during the week rather than at the weekend. They agreed that daytime training sessions could be scheduled, provided that evening sessions were also available. It was suggested that training sessions should not last for more than three hours.

PLEASE NOTE: The full list of standard conditions and reasons can be viewed at the office of Planning Services, 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 8.50pm.

MRS W D SCATTERGOOD
(Chairman)

APPENDIX

PLANNING COMMITTEE

13TH MAY 2008

PUBLIC QUESTION TIME

Summary of Questions Asked / Statements Made During Public Question Time

1. Statement by Councillor J Baugh, 67 Church Lane, Braintree
Application No. 08/00642/FUL – 9 Grenville Road, Braintree

Councillor Baugh stated that this property had not been extended previously and that the proposal was a fairly modest single storey extension. He indicated that the application had been supported by Officers following initial discussions, but that it was now being recommend for refusal on the grounds of depth and scale. Councillor Baugh stated this was not a huge proposal, that it would not be cramped and that there was ample parking available. Councillor Baugh indicated that the proposal was not much larger than what could be developed under permitted development rights.

2. Statement by Mrs Ilona Morland, 3 Wrights Avenue, Cressing
Application No. 08/00587/FUL – 3 Wrights Avenue, Cressing

Mrs Morland referred to Cressing Parish Council' s comments about parking and she indicated that this situation would not change should the application be approved. Mrs Morland stated that concerns about the proposed extension being required for commercial use were unfounded. Mrs Morland indicated that she had lived in the village for 50 years and 25 of these had been in Wrights Avenue. She stated that her husband's business would not affect the proposal and that the extension was required to provide more space when her family, including four children and five grandchildren, were visiting. Mrs Morland invited Council Officers to visit the property once the extension had been built to see how it was being used. Mrs Morland queried why the Parish Council had taken such a negative attitude and, because they had not objected to other extensions, she felt that this was personal.

3. Statement by Mr J Collins, Ayebrooke, Middle Street, Nazeing, Essex
Application No. 08/00487/FUL – 275 Cressing Road, Braintree

Mr Collins stated that the application had been amended to meet the requirements of Essex County Council Highways and that the proposal would provide a small family house. Mr Collins wished to record his thanks for the advice and assistance which the late Councillor Ms Denise had given to him in respect of this application.