

# PLANNING COMMITTEE



## AGENDA

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

<http://www.braintree.gov.uk/Braintree/councildemocracy/committees/default.htm>

**Date:** Tuesday 25th October 2011

**Time:** 7.15pm

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

Councillor J E Abbott	Councillor T J W Foster	Councillor J O'Reilly-Cicconi
Councillor E Bishop	Councillor P Horner	Councillor R Ramage
Councillor R J Bolton	Councillor S C Kirby	Councillor W D Scattergood (Chairman)
Councillor C A Cadman	Councillor D Mann	Councillor L Shepherd
Councillor L B Flint	Councillor Lady Newton	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.**
  - (a) To declare the existence and nature of any 'personal' or 'personal and prejudicial' interests relating to items on the agenda having regard to paragraphs 8 to 12 (inclusive) of the Code of Conduct for Members in Part 5 of the Constitution and having taken appropriate advice (where necessary) before the meeting.
  - (b) Any member with a 'personal and prejudicial' interest to indicate whether he/she intends to make representations in accordance with paragraph 12 (2) of the Code of Conduct as part of Question Time.
- 3. Minutes.** To approve as a correct record the minutes of the meetings of the Planning Committee held on 23<sup>rd</sup> August 2011, 13<sup>th</sup> September 2011 and 4<sup>th</sup> October 2011 (including the approval of the reasons for refusal relating to Application No. 11/00157/FUL – East Of England Co-operative Society, demolition of existing commercial workshop buildings and redevelopment for retail store, car parking and new access, 62 - 66 East Street, Coggeshall (copies to follow).
- 4. Question Time.** (See paragraph on Page iv of the Agenda)

5. **Deferred Application.** To consider the following planning application which was deferred at a previous meeting.

**BRAINTREE**

Construction of an in-situ concrete wheeled sports facility (skatepark) within an area of public greenspace, along with associated netpave grass grid vehicular/disabled access, area of hard surfacing, benches, bins, signage, planting and drainage soakaway, Open Space adjacent to Meadowside.  
Application No. 11/00437/FUL (Page 1)  
Recommendation: GRANT  
Case Officer: Ian Harrison

6. **Planning Applications.** To consider the following planning applications and to agree whether any of the more minor applications listed under Part B should be determined 'en bloc' without debate.

**Part A**:- Planning applications:-

**COGGESHALL**

- (1) Demolition of existing commercial workshop buildings and redevelopment for retail store, car parking and new access, 62 - 66 East Street,  
Application No. 11/00158/CON (Page 7)  
Recommendation: REFUSE  
Case Officer: Ian Harrison
- (2) Application for a new planning permission to replace an extant permission 08/02171/FUL - Demolition of Scout and Guide Headquarters and construction of a single detached house, Scout and Guide Hut, Windmill Fields.  
Application No. 11/01270/FUL (Page 11)  
Recommendation: SECTION 106 AGREEMENT  
Case Officer: Nina Pegler

**COLNE ENGAINE**

Erection of temporary demountable second hall, Village Hall, 1 Station Road.  
Application No. 11/01206/FUL (Page 22)  
Recommendation: REFUSE  
Case Officer: Neil Jones

**FINCHINGFIELD**

Erection of a multi purpose agricultural livestock building, Fentons Farm, Howe Street.  
Application No. 11/00607/FUL (Page 30)  
Recommendation: GRANT  
Case Officer: Nina Pegler

<b>GOSFIELD</b>	Erection of 9 no. dwellings and associated garages, amenity space and access road, land between 4 and 12 Greenways. Application No. 11/01083/FUL (Page 37) Recommendation: SECTION 106 AGREEMENT Case Officer: Susanne Ennos
<b>GREAT YELDHAM</b>	Demolition of existing house and outbuildings and erection of replacement dwelling and garage and two no. additional dwellings and garages and creation of new vehicular entrance, Hamlet, Toppesfield Road. Application No. 11/01197/FUL (Page 55) Recommendation: SECTION 106 AGREEMENT Case Officer: Susanne Ennos
<b>HALSTEAD</b>	Erection of one bed dwelling, land rear of 58 Colne Road. Application No. 11/01163/OUT (Page 68) Recommendation: SECTION 106 AGREEMENT Case Officer: Susanne Ennos
<b>KELVEDON</b>	Proposed conversion of barn into three bedroom dwelling, Greys Cottage, Maldon Road. Application Nos. 11/00947/FUL and 11/00954/LBC (Pages 78 and 88) Recommendation: SECTION 106 AGREEMENT/ GRANT Case Officer: Natalie Banks
<b>TERLING</b>	Erection of two storey house, Norman House, Norman Hill. Application No. 11/00295/OUT (Page 91) Recommendation: SECTION 106 AGREEMENT Case Officer: Natalie Banks

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

<b>WHITE COLNE</b>	Retention of outbuilding, rear plot, 7 Colne Park Road. Application No. 11/01044/FUL (Page 103) Recommendation: GRANT Case Officer: Kelly McLarty
<b>WITHAM</b>	Erection of single storey front/side extension and two storey rear extension, 56 Pitt Avenue. Application No. 11/01147/FUL (Page 108) Recommendation: GRANT Case Officer: James Salmon

7. **Planning Appeal Decisions – September 2011.** To consider the attached report. (Page 113)
8. **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.
9. 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**

10. **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
- Relevant Government Guidance

### **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 about Council business or other matters of local concern. During this period Councillors who have declared a personal and prejudicial interest in any item of business on the agenda may also speak as permitted by the Council's Code of Conduct for Members. Whilst members of the public can remain to observe the whole of the public part of the meeting, Councillors with a personal and prejudicial interest must withdraw whilst the item of business in question is being considered. 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. The Council's "Question Time" leaflet explains the procedure and copies of this may be obtained at the Council's offices at Braintree, Witham (library) and Halstead (library).

### **Contact Details**

If you require any further information relating to this Agenda or wish to forward your apologies for absence please contact Alison Webb on 01376 552525 or e-mail [alison.webb@braintree.gov.uk](mailto:alison.webb@braintree.gov.uk)

*The last page of this Agenda is numbered 116.*

### **Health and Safety**

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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.....  
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Contact Details: .....