

Minutes

Planning Committee

24th July 2012



Present

Councillors	Present	Councillors	Present
J E Abbott	Yes	D Mann	Yes
P R Barlow	Yes	Lady Newton	Yes
E Bishop	Yes	J O'Reilly-Cicconi	Yes
R J Bolton	Apologies	R Ramage	Apologies
C A Cadman	Yes	W D Scattergood (Chairman)	Yes
T J W Foster	Yes	L Shepherd	Yes (from 7.45pm)
P Horner	Yes	G A Spray	Yes
S C Kirby	Yes		

39 DECLARATIONS OF INTEREST

The following interests were declared:

Councillor D Mann declared a personal interest in Application No. 12/00676/FUL - CMJ Mould Tools Ltd, 33 East Street, Braintree as he was a Board Member of Greenfields Community Housing. Greenfields Community Housing had objected to the application, but Councillor Mann stated that he had not been involved personally in any direct way with the formulation of the objection and he had not discussed the issue with any member of Greenfield's staff. Councillor Mann declared a personal interest also in Application No. 12/00682/FUL – 127 Broad Road, Braintree as the applicants were known to him through their children attending the same schools and college.

In accordance with the Code of Conduct, Councillor Mann remained in the meeting and took part in the discussion when the respective applications were considered.

40 MINUTES

DECISION: That the Minutes of the meeting of the Planning Committee held on 10th July 2012 be approved as a correct record and signed by the Chairman.

41 QUESTION TIME

INFORMATION: There was one statement made. Details of the person 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. An audio recording of the meeting is available from Member Services.

42 PLANNING APPLICATIONS APPROVED

Planning Application No. 12/00682/FUL – 127 Broad Road, Braintree 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 contained in the Development Manager's report, as amended below. 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>
*12/00682/FUL (APPROVED)	Braintree	Mr and Mrs Edwards	Proposed raising of roof with insertion of dormer windows, erection of porch and associated works, 127 Broad Road.

This application was mistakenly listed on the Agenda as a Part A application, but it was considered by the Committee as a Part B item.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*12/00626/LBC (APPROVED)	Coggeshall	Systemafter Ltd	Change of use, alterations and extension to listed former agricultural building to form a dwellinghouse, The Milking Barn, West Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*12/00388/FUL (APPROVED)	Feering	Mr M Carter	Erection of replacement dwelling, Prested Hall, London Road.

The Committee approved this application, subject to the amendment of Condition Nos. 5, 14 and 15 as follows:-

Amended Conditions

5. The proposed development within the site edged red on Site Location Plan reference 0120203 Drawing No. 5 shall not be commenced until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. Such scheme shall incorporate a detailed specification including plant/tree types and sizes, plant numbers and distances, soil specification, seeding and turfing treatment, colour and type of material for all hard surface areas and method of laying where appropriate.

All areas of hardstanding shall be constructed using porous materials laid on a permeable base unless otherwise agreed in writing by the local planning authority.

All planting, seeding or turfing contained in the approved details of the landscaping scheme shall be carried out in the first planting and seeding seasons after the commencement of the development unless otherwise previously agreed in writing by the local planning authority.

All hard surface areas agreed as part of the scheme shall be carried out before the first occupation of the buildings or upon the completion of the development whichever is the earlier.

Any trees or plants which die, are removed, or become seriously damaged, or diseased within a period of 5 years from the completion of the development shall be replaced in the next planting season with others of a similar size and species unless the local planning authority gives written consent to any variation.

14. The existing dwelling, known as the former pool house, sited to the north east of Prested Hall and to the south west of the application site shown within the area of land edged blue on the Site Location Plan reference 0120203 Drawing No. 5 shall be completely demolished and all materials resulting from the demolition shall be removed from the site not later than three months from the date of the first occupation of the development hereby granted planning permission.
15. The replacement dwelling hereby approved shall not be occupied until a scheme of landscaping for the area occupied by the existing bungalow (former pool house) referred to in Condition No. 14 has been submitted to and approved in writing by the local planning authority. Such scheme shall incorporate a detailed specification including plant/tree types and sizes, plant numbers and distances, soil specification, seeding and turfing treatment, colour and type of material for all hard surface areas and method of laying where appropriate.

Any areas of hardstanding shall be constructed using porous materials laid on a permeable base unless otherwise agreed in writing by the local planning authority.

All planting, seeding or turfing contained in the approved details of the landscaping scheme shall be carried out in the first planting and seeding seasons after the demolition of the existing dwelling unless otherwise previously agreed in writing by the local planning authority.

Any trees or plants which die, are removed, or become seriously damaged, or diseased within a period of 5 years from the completion of the development shall be replaced in the next planting season with others of a similar size and species unless the local planning authority gives written consent to any variation.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*12/00731/FUL (APPROVED)	Silver End	Mr G Leckie	Proposed additional bedroom within existing building and change of use from Class C3b to C2 (residential institution), Rascasse, Sheepcotes Lane.

43 PLANNING APPLICATIONS REFUSED

DECISION: That the undermentioned planning applications be refused for the 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>
*12/00676/FUL (REFUSED)	Braintree	Mr Daniel Godbold	Change of use to provide 'Top Gear-style' studio for motorcycle enthusiasts, part workshop and yard for a mini race track, CMJ Mould Tools Ltd, 33 East Street.

This application was mistakenly listed on the Agenda as a Part B application, but it was considered by the Committee as a Part A item.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*12/00625/FUL (REFUSED)	Coggeshall	Systemafter Ltd	Change of use, alterations and extension to listed former agricultural building to form a dwellinghouse, The Milking Barn, West Street.

44 PLANNING AND ENFORCEMENT APPEAL DECISIONS – JUNE 2012

INFORMATION: Consideration was given to a report, for information, on planning and enforcement appeal decisions received during June 2012. The report included a summary of each case and a précis of the decision.

DECISION: That the report be noted.

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 8.35pm.

W D SCATTERGOOD

(Chairman)

APPENDIX

PLANNING COMMITTEE

24th JULY 2012

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

1. Statement Relating to Application Nos. 12/00625/FUL and 12/00626/LBC – The Milking Barn, West Street, Coggeshall

Statement by Mr Edward Gittins, Edward Gittins Assocs. Unit 5, Patches Yard, Glemsford, Suffolk (Agent)