

PLANNING COMMITTEE



AGENDA

THIS MEETING IS OPEN TO THE PUBLIC

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Date: Tuesday 27th May 2008

Time: 7.15pm

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

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

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 meeting of the Planning Committee held on 29th April 2008 (copy to follow).

4. Question Time. (See paragraph on Page iv of the Agenda)

5. **Tree Preservation Order Application.** To consider an application to fell two trees subject to a Tree Preservation Order, to which an objection has been submitted.

SIBLE HEDINGHAM

Application to fell two trees subject to Tree Preservation Order No. 4/74 at Alderford House, 15 Alderford Street.
Application No. 08/00493/TPO. (Page 1)
Recommendation: Grant
Case Officer: Melvyne Crow

6. **Planning Applications**

This item is in two parts. The applications set out in Part A will be considered in the normal way. Those listed under Part B are straightforward planning applications, which may be considered 'en bloc' with no introduction being made by officers. Viewfoils will be available upon request.

Part A:- To consider the following new planning applications:

BRAINTREE

Extension of Fern Lodge to provide additional building for supported living accommodation for 10 residents with associated facilities, Fern Lodge, Broad Road.
Application No. 08/00655/FUL. (Page 9)
Recommendation: Grant
Case Officer: Chris Tivey

CASTLE HEDINGHAM

Erection of new dwelling and garage, land adjacent to 13 Bayley Street.
Application No. 08/00684/FUL. (Page 18)
Recommendation: Grant
Case Officer: Susanne Ennos

FEERING

Demolish ancillary lean-to timber sheds and remove aspen tree. Rebuild west wing to same design as east, restore existing central and east wing to original design and re-roof. Change of use and refurbish interior to form three residential units. Extend existing garden wall to form communal amenity space. Provide five car parking spaces enclosed by new boundary wall and railings, The Coach House, 11 Feering Hill.
Application No. 08/00712/FUL (Page 25)
Recommendation: Grant
Case Officer: Natalie Banks

PEBMARSH

Erection of retirement bungalow, land to rear of Rickhams, The Street.
Application No. 08/00630/FUL. (Page 31)
Recommendation: Refuse
Case Officer: Susanne Ennos

WITHAM

- (1) Proposed extension and conversion to 10 no. residential flats, Cullen Mill, Unit 8, Pool Club, 49 Braintree Road.
Application No. 08/00069/OUT. (Page 36)
Recommendation: Section 106 Agreement
Case Officer: Darren Roberts
- (2) Demolition of existing buildings and the erection of a class A1 DIY retail store and garden centre, together with car parking, landscaping and associated works. Alterations to the existing access from Newland Street, Unit 16-17 Swan Vale Industrial Estate, Colchester Road.
Application No. 08/00228/FUL. (Page 43)
Recommendation: Section 106 Agreement
Case Officer: Darren Roberts
- (3) Demolition of existing buildings and the redevelopment of the site for B1, B2 and B8 employment uses, together with associated car parking and landscaping and the erection of a class A1 DIY retail store and garden centre, together with car parking, landscaping and associated works. Improvements to the junction with Newland Street, Unit 16-17 Swan Vale Industrial Estate, Colchester Road.
Application No. 08/00410/OUT. (Page 47)
Recommendation: Section 106 Agreement
Case Officer: Darren Roberts

Part B:- To consider the following minor planning application:-

FEERING

Erection of self contained annex extension and lean-to carport, 15 Hunt Close.
Application No. 08/00385/FUL. (Page 54)
Recommendation: Grant
Case Officer: Natalie Banks

7. **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.
8. 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

9. **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 WEBB
Member Resources Officer

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

- Essex County Council Structure Plan
- Braintree District Local Plan Review

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 Resources Section on 01376 552525 or e-mail 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 and Halstead.

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

The last page of this agenda is numbered 57.

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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