

Minutes

Planning Committee

23rd June 2015



Present

Councillors	Present	Councillors	Present
J Abbott	Yes	Lady Newton	Yes
R Bolton	Yes	J O'Reilly-Cicconi (Vice-Chairman in Chair)	Yes
Mrs L Bowers-Flint	Yes	Mrs I Parker	Yes
P Horner	Yes	R Ramage	Yes
H Johnson	Yes	Mrs W Scattergood (Chairman)	Apologies
S Kirby	Yes	Mrs G Spray	Apologies
D Mann	Apologies		

10 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

Councillor Mrs L Bowers-Flint declared a non-pecuniary interest in Application Nos. 14/01556/FUL - land at 29 - 43 Thorne Road, Kelvedon; and 14/01557/FUL - land at South East, Church Road, Kelvedon as the Deputy Cabinet Member for Planning and Housing with responsibility for affordable housing.

Councillor S Kirby declared a disclosable pecuniary interest in Application Nos. 14/01556/FUL - land at 29 - 43 Thorne Road, Kelvedon; and 14/01557/FUL - land at South East, Church Road, Kelvedon as the applicant held an account with his business. Councillor Kirby left the meeting whilst these applications were discussed and determined.

Councillor Lady Newton declared a non-pecuniary interest in Application Nos. 14/01556/FUL - land at 29 - 43 Thorne Road, Kelvedon; and 14/01557/FUL - land at South East, Church Road, Kelvedon as the Cabinet Member for Planning and Housing with responsibility for affordable housing.

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

11 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 9th June 2015 be approved as a correct record and signed by the Chairman.

12 **QUESTION TIME**

INFORMATION: There were two 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.

13 **PLANNING APPLICATIONS APPROVED**

Planning Application No. 15/00586/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 and reasons 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>
*15/00586/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.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/00492/FUL (APPROVED)	Sible Hedingham	Mr A Keeble	Change of use of domestic swimming pool to canine hydrotherapy pool including erection of log cabin to cover the pool, 2 Recreation Road.

The Committee approved this application, subject to the amendment of Condition Nos. 3 and 4 as follows:-

Amended Conditions

- 3 Construction of the building shall not be commenced until samples of the external roof materials have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.
- 4 There shall be no more than two customers at the site at any one time and there shall be no boarding or kennelling of animals on the site in connection with the business hereby approved.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/00287/FUL (APPROVED)	White Colne	H J Fairs and Son	Erection of purpose built agricultural storage building, Church Farm, Bures Road.

The Committee approved this application, subject to the addition of an Information to Applicant as follows:-

Additional Information to Applicant

- 4 You are advised that the granting of planning permission does not absolve you from complying with the relevant law regarding protected species, including obtaining and complying with the terms and conditions of any licences required by Part IV B of Circular 06/2005 (Biodiversity and Geological Conservation - Statutory Obligations), in particular, the hedge should not be removed during the bird nesting season (April to September inclusive).

14 **SECTION 106 AGREEMENTS**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*14/01556/FUL (APPROVED)	Kelvedon	Greenfields Community Housing	Demolition of 8 no. bungalows and erection of 4 no. flats and 9 no. houses with new access road and vehicular parking, land at 29 - 43 Thorne Road.

DECISION: That, subject to the applicant entering into a suitable legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to ensure that all residential units at the site remain affordable housing units and to secure a financial contribution towards open space enhancement, 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 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, 5, 7 and 15 and the addition of a Condition as follows:-

Amended Conditions

- 3 Construction of any buildings shall not be commenced until samples of the materials to be used on the external finishes have been submitted to and approved in writing by the local planning authority. The development shall be

implemented in accordance with the approved details.

- 5 Prior to the occupation of the development hereby approved a scheme of landscaping shall be submitted to and approved in writing by the local planning authority. The 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.

- 7 Prior to their installation, details of all gates / fences / walls or other means of enclosure shall be submitted to and approved in writing by the local planning authority. The details shall include position, design, height and materials of the screen walls/fences. The gates / fences / walls as approved shall be provided prior to the occupation of the building(s) hereby approved and shall be permanently maintained as such.
- 15 Details of the location and design of refuse bins, recycling materials storage areas and collection points shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development. The development shall be implemented in accordance with the approved details prior to the first occupation of each respective unit of the development and thereafter so maintained.

Additional Condition

- 21 Prior to the commencement of development, details of wheel washing for construction vehicles shall be submitted to and approved in writing. The wheel washing facilities shall be provided on site in accordance with the approved details throughout the site clearance and construction process.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*14/01557/FUL (APPROVED)	Kelvedon	Greenfields Community Housing Ltd	Demolition of 12 no. flats (existing nos. 20-42 Church Road) and erection of 18 no. houses with new access road and vehicular parking, land at South East, Church Road.

DECISION: That, subject to the applicant entering into a suitable legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to ensure that all residential units at the site remain affordable housing units and to secure a financial contribution towards open space enhancement, 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 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, 5, 6, 7 and 15 and the addition of a Condition as follows:-

Amended Conditions

- 3 Construction of any buildings shall not be commenced until samples of the materials to be used on the external finishes have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.
- 5 Prior to the occupation of the development hereby approved a scheme of landscaping shall be submitted to and approved in writing by the local planning authority. The 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.

- 6 No development shall commence until details of a scheme for the provision of boxes/nest/roost sites for bats and birds have been submitted to and 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 dwellinghouses and thereafter so maintained.
- 7 Prior to their installation, details of all gates / fences / walls or other means of enclosure shall be submitted to and approved in writing by the local planning authority. The details shall include position, design, height and materials of the screen walls/fences. The gates / fences / walls as approved shall be provided prior to the occupation of the building(s) hereby approved and shall be permanently maintained as such.
- 15 Details of the location and design of refuse bins, recycling materials storage areas and collection points shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development. The development shall be implemented in accordance with the approved details prior to the first occupation of each respective unit of the development and thereafter so maintained.

Additional Condition

- 21 Prior to the commencement of development, details of wheel washing for construction vehicles shall be submitted to and approved in writing. The wheel washing facilities shall be provided on site in accordance with the approved details throughout the site clearance and construction process.

Next Meeting

At the close of the meeting, the Chairman announced that the next meeting of the Planning Committee scheduled for 7th July 2015 had been cancelled.

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 8.03pm.

Councillor J O'Reilly-Cicconi
(Vice-Chairman in the Chair)

APPENDIX
PLANNING COMMITTEE
23RD JUNE 2015
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

1 Statement Relating to Application No. 14/01557/FUL - Land at South East, Church Road, Kelvedon

Statement by Miss Georgina Boyden, 2 Spurgeon Place, Kelvedon (Objector)

2 Statement Relating to Application No. 15/00492/FUL - 2 Recreation Road, Sible Hedingham

Statement by Mr A Keeble, 2 Recreation Road, Sible Hedingham (Applicant)