

PLANNING COMMITTEE AGENDA



THIS MEETING IS OPEN TO THE PUBLIC

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Date: Wednesday 1st June 2011

Time: 7.15pm

Venue: WITHAM PUBLIC HALL, COLLINGWOOD ROAD, WITHAM CM8 2DY (Please see map on page vi)

Councillor (to be appointed)	Councillor (to be appointed)	Councillor (to be appointed)
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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 26th April 2011 (copy to follow).
- 4. Question Time.** (See paragraph on Page v of the Agenda)
- 5. Deferred Applications.** To consider the following planning applications which were deferred at the last meeting:-

KELVEDON

Demolition of The Grangewood Centre and provide and develop 3 no. 4 bed and 1 no. 3 bed semi independent care homes together with proposed management and orangery buildings with 18 no. staff and visitor parking

spaces. Existing land to the north east of the site to be redeveloped into 3 no. 2 storey houses with parking court and 5 no. 2 storey 4 bed houses with attached double garages, Grangewood Centre, 10 - 12 High Street.

Application Nos. 10/01710/OUT and 10/01711/CON
(Pages 1 and 17)

Recommendation: SECTION 106

AGREEMENT/GRANT

Case Officer: Natalie Banks

6. Planning Applications

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

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

BRAINTREE

Demolition of the existing former government offices to provide for a residential development comprising 13 no. houses with associated access and parking, Former Government Buildings, Panfield Lane.

Application No. 10/01469/OUT (Page 21)

Recommendation: SECTION 106 AGREEMENT

Case Officer: Ian Harrison

CRESSING

Erection of new dwelling, Bulford Farm, Bulford Mill Lane.

Application No. 11/00416/FUL (Page 43)

Recommendation: REFUSE

Case Officer: Nina Pegler

GREAT BARDFIELD

Erection of 12 no. affordable rural dwellings with associated site access road, parking and external works, land at Braintree Road.

Application No. 11/00399/FUL (Page 54)

Recommendation: SECTION 106 AGREEMENT

Case Officer: Ian Harrison

HALSTEAD

Demolition of existing three bed bungalow and erection of 3 no. three bed and 3 no. two bed dwellings, The Great Yard, rear of 116-118 Tidings Hill.

Application No. 11/00150/FUL (Page 67)

Recommendation: GRANT

Case Officer: Neil Jones

HATFIELD PEVEREL

Reconstruction of dilapidated poultry barn and introduction of 2 no. new barns, Bovingtons Farm, Maldon Road.

Application No. 11/00257/FUL (Page 80)

Recommendation: GRANT

Case Officer: James Salmon

HELIONS BUMPSTEAD

Erection of replacement dwelling and detached single garage and change of use of land to be used as a garden extension, 2 Horsham Hall Cottages, Haverhill Road.

Application No. 11/00318/FUL (Page 89)

Recommendation: GRANT

Case Officer: Neil Jones

RAYNE

Change of use of agricultural land to amenity green space for formal and informal recreation and leisure uses and the extension of existing village hall car park, Oak Meadow, Gore Road.

Application No. 11/00238/FUL (Page 101)

Recommendation: GRANT

Case Officer: Claudia Dietz

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

BRAINTREE

Demolition of existing bathroom and detached garage, erection of single storey rear extension and orangery, 7 Lyons Hall Road.

Application No. 11/00413/FUL (Page 113)

Recommendation: GRANT

Case Officer: Fay Fisher

GOSFIELD

Erection of single storey side extension and single storey rear extension, West Lodge, Gosfield School, Halstead Road.

Application No. 11/00375/FUL (Page 117)

Recommendation: GRANT

Case Officer: Susanne Ennos

RAYNE

Erection of two storey side extension with dormer window loft conversion, 21 Leyside.

Application No. 11/00379/FUL (Page 122)

Recommendation: GRANT

Case Officer: Claudia Dietz

TWINSTEAD

Provision of toilet block and storage building, Scout Camp Site, Green Lane.
Application No. 11/00431/FUL (Page 127)
Recommendation: GRANT
Case Officer: Nina Pegler

WITHAM

- (1) Application for a new planning permission to replace an extant planning permission (08/00789/FUL) in order to extend the time limit for implementation, 42 Collingwood Road.
Application No. 11/00412/FUL (Page 132)
Recommendation: GRANT
Case Officer: James Salmon
- (2) Change of use from D2 to B2 – To sell and fit tyres, Cullen Mill Unit 8, Pool Club, 49 Braintree Road.
Application No. 11/00425/FUL (Page 138)
Recommendation: GRANT
Case Officer: James Salmon

7. **Planning Appeal Decisions – April 2011.** To consider the attached report. (Page 145)
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 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.

Members of the public wishing to make a statement at Question Time are kindly requested to provide a hard copy of their statement to the Member Services Section either before, or after the meeting.

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

The last page of this Agenda is numbered 149.

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.....

Contact Details:

