

Minutes

Planning Committee

7th June 2016



Present

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

20 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

On behalf of Members of the Committee, Councillor Mrs W Scattergood, the Chairman of the Planning Committee, declared a joint non-pecuniary interest in Application No. 16/00281/FUL - 25 Francis Way, Silver End as the applicant's partner was an employee of Braintree District Council and was known to the majority of them.

Councillor S Kirby declared a non-pecuniary interest in Application No. 15/01588/FUL - Builders Yard at Pine Side, Ashen Road, Ridgewell as the applicant, who was speaking during Question Time, was known to him.

Councillor J O'Reilly-Cicconi declared a non-pecuniary interest in Application No. 15/01588/FUL - Builders Yard at Pine Side, Ashen Road, Ridgewell as the applicant, who was speaking during Question Time, was known to him.

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.

21 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 24th May 2016 be approved as a correct record and signed by the Chairman.

22 **QUESTION TIME**

INFORMATION: There were three 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.

23 **PLANNING APPLICATIONS WITHDRAWN**

INFORMATION: The Committee was advised that the undermentioned planning applications had been withdrawn from the Agenda. The applications would be determined by the Development Manager under delegated powers.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00006/FUL (WITHDRAWN)	Great Bardfield	The Vine of Great Bardfield Ltd	Proposed conversion of existing barns into holiday lets, The Vine Public House, Vine Street.
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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00007/LBC (WITHDRAWN)	Great Bardfield	The Vine of Great Bardfield Ltd	Proposed conversion of existing barns into holiday lets, The Vine Public House, Vine Street.

24 **PLANNING APPLICATIONS APPROVED**

Planning Application Nos. 16/00673/FUL - Leppingwells Farm, School Road, Little Maplestead; 16/00674/LBC - Leppingwells Farm, School Road, Little Maplestead; and 16/00597/FUL - 5-6 School Barn Cottages, School Road, Pentlow were 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>
*16/00673/FUL (APPROVED)	Little Maplestead	Mr T Bates	Erection of detached outbuilding – Revision to approved application 15/00309/FUL – Increase in roof height by 750mm, Leppingwells Farm, School Road.

The Committee was advised that the description of this application had been amended from 'Revise approved application for detached outbuilding (15/00309/FUL and 15/00310/LBC) by raising roof height by 750mm,' to 'Erection of detached outbuilding – Revision to approved application 15/00309/FUL – Increase in roof height by 750mm'.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00674/LBC (APPLICATION NOT REQUIRED)	Little Maplestead	Mr T Bates	Erection of detached outbuilding – Revision to approved application 15/00310/LBC – Increase in roof height by 750mm, Leppingwells Farm, School Road.

The Committee was advised that the description of this application had been amended from 'Revise approved application for detached outbuilding (15/00309/FUL and 15/00310/LBC) by raising roof height by 750mm', to 'Erection of detached outbuilding – Revision to approved application 15/00310/LBC – Increase in roof height by 750mm'.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00597/FUL (APPROVED)	Pentlow	Mr William Walker	Proposed replacement and conversion of existing garages to provide a single storey annexe for use as a home based childcare setting for 10 children, 5-6 School Barn Cottages, School Road.

25 **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>
*15/01588/FUL (REFUSED)	Ridgewell	Mr Derek Mason	Proposed redevelopment of existing builder's yard with 4 houses, Builders Yard at Pine Side, Ashen Road.

Councillor Mrs Karen Steele, representing Ridgewell Parish Council, attended the meeting and spoke in support of this application.

A motion to approve this application was moved and seconded, but on being put to the vote the motion was **LOST**.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00281/FUL (REFUSED)	Silver End	Mr John Bailey	Erection of two storey rear extension, 25 Francis Way.

26 **PLANNING AND ENFORCEMENT APPEAL DECISIONS – APRIL 2016**

INFORMATION: Consideration was given to a report, for information, on planning and enforcement appeal decisions received during April 2016. 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 8.14pm.

Councillor Mrs W Scattergood
(Chairman)

APPENDIX
PLANNING COMMITTEE
7TH JUNE 2016
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application No. 15/01588/FUL – Builders Yard, Pine Side, Ashen Road, Ridgewell
 - (i) Statement by Mr Derek Mason, Pine Side, Ashen Road, Ridgewell (Applicant)
 - (ii) Statement by Mr Lee Frere, 29 High Street, Clare (Applicant's Architect)
- 2 Statement Relating to Application No. 16/00281/FUL - 25 Francis Way, Silver End

Statement by Mr John Bailey, 25 Francis Way, Silver End (Applicant)