

Minutes

Planning Committee

25th September 2012



Present

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

63 DECLARATIONS OF INTEREST

The following interests were declared:

Councillor S C Kirby declared a pecuniary interest in Application No. 12/00970/OUT - land off Tenter Close, Braintree as the applicant was the Royal Masonic Benevolent Institution and he was a Member of a Masonic Lodge. Councillor Kirby did not speak, or vote on this application. In addition, Councillor Kirby declared a pecuniary interest in Application No. 12/00934/FUL – Old Woodyard, Southey Green, Sible Hedingham as a Member of Halstead Town Council which employed the applicant. Councillor Kirby left the meeting whilst this application was discussed and determined.

64 MINUTES

DECISION: That the Minutes of the meeting of the Planning Committee held on 11th September 2012 be approved as a correct record and signed by the Chairman.

65 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. An audio recording of the meeting is available from Member Services.

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>
*12/00284/FUL (APPROVED)	Steeple Bumpstead	The Environment Agency	Application for variation of conditions attached to Planning Permission 11/00962/EIA (The Steeple Bumpstead Flood Alleviation): Variation to Condition 2 (alignment of the channel and alterations to detailing of Church Street Bridge & Tanyard Bridge); Conditions 3 & 15(iii) (design of private access bridge serving 17 Water Lane and Tanyard Bridge); Condition 3 & 15(ii) (the construction method and appearance of piled retaining walls); Conditions 10, 11, 12 (the timing of remedial treatment of contaminated land); Condition 21 (tree retention / protection) and Condition 26 (the timing of safeguarding public rights of way), Helions and Bumpstead Brook, Water Lane.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*12/00922/MMA (APPROVED)	White Colne	H C Percival (Farms) Limited	Application for Minor Material Amendment following planning approval 11/01137/FUL (Erection of 5 no. holiday cabins, construction of a lake, woodland planting and change of use of pastureland to parkland) - revisions to site layout; size and design of cabins, land East of Boley Road and out of District Wakes Colne, Colchester Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*12/00970/OUT (APPROVED)	Braintree	Royal Masonic Benevolent Institution	Application for a new planning permission to replace an extant planning permission (09/00439/OUT) - Erection of 2 no. three bedroom dwellings and 4 no. two bedroom dwellings off Tenter Close, land off Tenter Close.

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 secure a financial contribution of £8,308.32 towards the provision and enhancement of public open space, and a financial contribution of £12,053.00 towards a permanent vehicular activated sign, raised kerbs at bus stops and pedestrian crossing improvements all in Church Lane, 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. Alternatively, in the event that a suitable planning obligation is not agreed by 9th October 2012, the Development Manager be authorised to refuse planning permission. Details of this planning application are contained in the Register of Planning Applications.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*12/01042/FUL (APPROVED)	Braintree	Mrs F Rowley	Demolition of dwelling and garage, erection of 2 no. replacement detached dwellings and garages including access to highway, Highcroft, 163 London 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 secure a financial contribution of £2,506.80 towards the provision and/or enhancement of open space within the vicinity of the site in line with the content of the Council's adopted Open Spaces Supplementary Planning Document, 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. Alternatively, in the event that a suitable planning obligation is not agreed by 30th November 2012, the Development Manager be authorised to refuse planning permission. Details of this planning application are contained in the Register of Planning Applications.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*12/01046/FUL (APPROVED)	Great Notley	Mr J Harnwell	Application for a new planning permission to replace an extant planning permission 09/01038/FUL - Demolition of no. 176 and erection of 3 no. dwellings with associated parking and altered vehicular access, land rear of 174 and 176 London 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 secure a financial contribution of £4,225.74 towards the provision and enhancement of public open space, 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. Alternatively, in the event that a suitable planning obligation is not agreed by 9th October 2012, the Development Manager be authorised to refuse planning permission. Details of this planning application are contained in the Register of Planning Applications.

68 PLANNING APPLICATION REFUSED

DECISION: That the undermentioned planning application be refused for the reasons contained in the Development Manager's report. Details of this planning application are contained in the Register of Planning Applications.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*12/00934/FUL (REFUSED)	Sible Hedingham	Mr G Smith	Change of use from commercial to part residential use, Old Woodyard, Southey Green.

69 PLANNING AND ENFORCEMENT APPEAL DECISIONS – AUGUST 2012

INFORMATION: Consideration was given to a report, for information, on planning and enforcement appeal decisions received during August 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 8.43pm.

W D SCATTERGOOD

(Chairman)

APPENDIX

PLANNING COMMITTEE

25th SEPTEMBER 2012

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

1. Statement Relating to Application No. 12/00934/FUL – Old Woodyard, Southey Green, Sible Hedingham

Statement by Mr Graham Smith, 32 Alexandra Road, Sible Hedingham (Applicant)

2. Statements Relating to Application No. 12/00284/FUL – Helions and Bumpstead Brook, Water Lane, Steeple Bumpstead

- (i) Statement by Rev'd Adrian Burr, Chairman Steeple Bumpstead Flood Action Committee, 13 Helions Road, Steeple Bumpstead (Supporter)
- (ii) Statement by Mr Edward Bloxham, Ffytches, 1 Churchfield Cottages, Steeple Bumpstead (Objector)