

# Minutes

## Planning Committee

18th August 2015



### Present

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

### 27 DECLARATIONS OF INTEREST

**INFORMATION:** The following interests were declared:-

Councillor R Bolton declared a non-pecuniary interest in Application Nos. 15/00642/MMA and 15/00643/LBC - Stours, Lower Stoke Road, Ashen as the objector was known to him.

Councillor Mrs I Parker declared a non-pecuniary interest in Application Nos. 15/00642/MMA and 15/00643/LBC - Stours, Lower Stoke Road, Ashen as she had received correspondence from the objector in her capacity as the Ward Member.

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.

### 28 MINUTES

**DECISION:** That the Minutes of the meeting of the Planning Committee held on 4th August 2015 be approved as a correct record and signed by the Chairman.

### 29 QUESTION TIME

**INFORMATION:** There were two statements made and a question asked. 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.

## 30 **PLANNING APPLICATIONS APPROVED**

Planning Application No. 15/00788/FUL - 47 The Ridgeway, 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.

<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*15/00642/MMA (APPROVED)	Ashen	Mr B Rooke	Application for a Minor Material Amendment to approval 08/00112/FUL (Change of use of group of traditional buildings to two no. residential units) - Change to internal layout and insertion of skylights and windows, Stours, Lower Stoke Road.

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*15/00788/FUL (APPROVED)	Braintree	Mr and Mrs P Bentham	Erection of single storey front addition to enlarge existing kitchen, 47 The Ridgeway.

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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/00637/FUL (APPROVED)	Kelvedon	Douglas Management Ltd	Alterations and conversion of existing house to 2 no. original cottages and demolition of existing single storey shop and outbuilding/shed at rear, 54 - 56 High Street.

The Committee approved this application, subject to the amendment of Condition No. 5, the addition of a Condition numbered as new Condition No. 6, the re-numbering of subsequent Conditions, and the addition of two further Conditions (Nos. 12 and 13) as follows:-

#### Amended Condition

- 5 The widened driveway and parking spaces shall be constructed using permeable materials, in accordance with details that shall have been submitted to and approved in writing by the local planning authority. The parking spaces and driveway shall be provided in accordance with the approved details prior to the first occupation of either dwelling and the spaces shall thereafter be maintained for the purposes of parking to serve the two dwellings.

#### Additional Conditions

- 6 (New) No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

(Subsequent Conditions re-numbered)

- 12 The development shall be carried out in accordance with the Tree Survey, Impact Assessment, Method Statement and Tree Protection Plan submitted with the application (prepared by Hayden's Arboricultural Consultants) insofar as it relates to the site the subject of this application. This requires the retention of the group of trees and tree identified in the Survey as G001 and T001 and the implementation of tree protection measures.
- 13 Prior to the first occupation of the development hereby approved details of the location and design of refuse bin and recycling materials storage areas and associated collection points shall be submitted to and approved in writing by the local planning authority.

The development shall be constructed in accordance with the approved details and thereafter so maintained.

### 31 **PLANNING AND ENFORCEMENT APPEAL DECISIONS – JULY 2015**

**INFORMATION:** Consideration was given to a report, for information, on planning and enforcement appeal decisions received during July 2015. The report included a summary of each case and a précis of the decision.

**DECISION:** That the report be noted.

Next Meeting

At the close of the meeting, the Chairman announced that the next meeting of the Planning Committee scheduled for 1st September 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 8.27pm.

Councillor Mrs W Scattergood  
(Chairman)

APPENDIX

PLANNING COMMITTEE

18TH AUGUST 2015

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statement and Question Relating to Application No. 15/00637/FUL - 54-56 High Street, Kelvedon  
  
Statement by Mr Roger Strange, 58 High Street, Kelvedon (Objector)
- 2 Statement Relating to Application Nos. 15/00642/MMA and 15/00643/LBC - Stours, Lower Stoke Road, Ashen  
  
Statement by Mr Brian Rooke, Paddocks and Oak Meadow Barns, Lower Stoke Road, Ashen (Applicant)