

Minutes

Planning Committee

3rd February 2015



Present

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

Councillor C Siddall was also in attendance.

122 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

Councillor L B Bowers-Flint declared a non-pecuniary interest in Application No. 14/01375/FUL - Grimwoods, Braintree Road, Cressing as the applicant was known to her as a former Member of Cressing Parish Council.

Councillor C A Cadman declared a non-pecuniary interest in Application No. 14/01436/FUL - 13 Church Street, Steeple Bumpstead as he had spoken to the applicant; Councillor Cadman declared a non-pecuniary interest also in Application No. 14/01534/FUL - Hazel Cottage, Broad Green, Steeple Bumpstead as the applicant was known to him and he had visited the site to view the proposal, but had not formed an opinion.

Councillor D Mann declared a non-pecuniary interest in Application Nos. 14/00587/FUL and 14/00588/LBC - Oxford House, Upper Holt Street, Earls Colne as one of the objectors 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.

123 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 20th January 2015 be approved as a correct record and signed by the Chairman.

124 **QUESTION TIME**

INFORMATION: There were eight 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.

125 **PLANNING APPLICATIONS APPROVED**

Planning Application No. 14/01375/FUL - Grimwoods, Braintree Road, Cressing 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 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> |
|-----------------------------|------------------------|-----------------------------|---|
| *14/01331/REM (APPROVED) | Belchamp St Paul | Park Hill Homes (UK) Ltd | Application for reserved matters following outline approval - Erection of two detached dwellings, 1 The Savilles, Gages Road. |

The Committee approved this application, subject to the amendment of Condition No. 2 as follows:-

Amended Condition

- 2 The development shall not be occupied until the car parking area indicated on the approved plans has been constructed using permeable block paving on a porous base and marked out in parking bays. The car parking area shall be retained in this form at all times. The car park shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.

| <u>Plan No.</u> | <u>Location</u> | <u>Applicant(s)</u> | <u>Proposed Development</u> |
|-----------------------------|------------------------|----------------------------|---|
| *14/01199/FUL (APPROVED) | Bures Hamlet | Mr D Rooney | Erection of 2 metre high brick boundary walling and new entrance gates (existing close boarded fencing, entrance gates and shrubbery to be removed), The Smallholding, Ferriers Lane. |

The Committee approved this application, subject to the amendment of Condition No. 3 as follows:-

Amended Condition

- 3 Development shall not be commenced until details of a native species hedge to be planted on the South boundary to the front of the wall have been submitted to and approved in writing by the local planning authority.
- The hedge planting shall be carried out in the first planting season after the commencement of the development unless otherwise previously agreed in writing by the local planning authority.
- Any 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.

Councillor David Lee, Chairman of Bures Hamlet Parish Council, attended the meeting and spoke against this application.

| <u>Plan No.</u> | <u>Location</u> | <u>Applicant(s)</u> | <u>Proposed Development</u> |
|-----------------------------|------------------------|----------------------------|--|
| *14/01375/FUL (APPROVED) | Cressing | Mr T Wheeler | Erection of single storey rear extension, Grimwoods, Braintree Road. |

| <u>Plan No.</u> | <u>Location</u> | <u>Applicant(s)</u> | <u>Proposed Development</u> |
|-----------------------------|------------------------|----------------------------|--|
| *14/00587/FUL (APPROVED) | Earls Colne | Mr and Mrs Deckers | Change of use from A3/A4 to residential (Conversion of ground floor bar/restaurant into two self-contained flats and associated works) and erection of a detached two storey |

dwelling and associated works,
Oxford House, Upper Holt
Street.

Councillor Chris Siddall, District Councillor for the Three Colnes Ward, attended the meeting and spoke against this application.

| <u>Plan No.</u> | <u>Location</u> | <u>Applicant(s)</u> | <u>Proposed Development</u> |
|-----------------------------|------------------------|----------------------------|--|
| *14/00588/LBC (APPROVED) | Earls Colne | Mr and Mrs Deckers | Change of use from A3/A4 to residential (Conversion of ground floor bar/restaurant into two self-contained flats and associated works) and erection of a detached two storey dwelling and associated works, Oxford House, Upper Holt Street. |

Councillor Chris Siddall, District Councillor for the Three Colnes Ward, attended the meeting and spoke against this application.

| <u>Plan No.</u> | <u>Location</u> | <u>Applicant(s)</u> | <u>Proposed Development</u> |
|-----------------------------|------------------------|----------------------------|--|
| *14/00599/FUL (APPROVED) | Great Notley | Mr J Ladva | Retention of existing bungalow and construction of one dormer bungalow, 190 London Road. |

| <u>Plan No.</u> | <u>Location</u> | <u>Applicant(s)</u> | <u>Proposed Development</u> |
|-----------------------------|------------------------|----------------------------|--|
| *14/01156/FUL (APPROVED) | Halstead | Mr and Mrs Przybyla | Change of use of first floor storage area to a 1 bed flat, ground floor storage area converted to garage, alterations to front elevation, Head Street Studio, Head Street. |

| <u>Plan No.</u> | <u>Location</u> | <u>Applicant(s)</u> | <u>Proposed Development</u> |
|-----------------------------|----------------------|-------------------------------|---|
| *14/01436/FUL (APPROVED) | Steeple Bumpstead | Mr and Mrs Christian Lacey | Erection of rear first floor extension, ground floor side extension and new pitched roof over existing bedroom, 13 Church Street. |

The Committee approved this application against the Officers' recommendation, subject to the following Conditions:-

Conditions

1. The development hereby permitted shall be begun on or before the expiration of three years beginning with the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed above.
3. Development 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.

A Motion to refuse this application was moved and seconded, but on being put to the vote the Motion was declared LOST.

126 **PLANNING APPLICATION DEFERRED**

DECISION: That the undermentioned planning application be deferred to enable the Council to obtain the Environment Agency's view on whether the proposal meets the requirement for an 'exception test' in accordance with the National Planning Policy Framework and, therefore, whether a site specific flood risk assessment should be undertaken. 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> |
|-----------------------------|-----------------|-------------------------------|---|
| *14/01320/FUL (DEFERRED) | Silver End | Creative Support Solutions | Change of use from residential dwelling, Use Class C3 to Use Class C2 (care home), Cardinals, Magdalene Crescent. |

127 **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> |
|----------------------------|------------------------|----------------------------|--|
| *14/01387/FUL (REFUSED) | Coggeshall | Mr John Horn | Relocation and conversion of barn to residential use following approval of 14/00115/FUL, land at Highfields Farm, West Street. |

| <u>Plan No.</u> | <u>Location</u> | <u>Applicant(s)</u> | <u>Proposed Development</u> |
|----------------------------|------------------------|----------------------------|--|
| *14/01534/FUL (REFUSED) | Steeple Bumpstead | Mr James Chamberlain | Erection of two storey side extension, Hazel Cottage, Broad Green. |

128 **PLANNING AND ENFORCEMENT APPEAL DECISIONS – DECEMBER 2014**

INFORMATION: Consideration was given to a report, for information, on planning and enforcement appeal decisions received during December 2014. 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 9.30pm.

Councillor W D Scattergood
(Chairman)

APPENDIX
PLANNING COMMITTEE
3RD FEBRUARY 2015
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statement Relating to Application No. 14/01387/FUL – Land at Highfields Farm, West Street, Coggeshall

Statement by Mr Richard Kitching, 1 Deerleap Way, Braintree (Supporter)

- 2 Statement Relating to Application Nos. 14/00587/FUL and 14/00588/LBC - Oxford House, Upper Holt Street, Earls Colne

Statement by Mrs Janet Macintosh, for “Reclaim the Carved Angel” group of concerned Earls Colne residents, Shernwood Cottage, 1A Tey Road, Earls Colne (Objector)

- 3 Statement Relating to Application No. 14/00599/FUL - 190 London Road, Great Notley

Statement by Some residents of Partridge Walk and neighbouring properties to 190 London Road (Objectors) (Statement read by Miss A Webb)

- 4 Statement Relating to Application No. 14/01156/FUL - Head Street Studio, Head Street, Halstead

Statement by Mrs Przybyla, Flat 1, Head Street, Halstead (Applicant)

- 5 Statement Relating to Application No. 14/01199/FUL - The Smallholding, Ferriers Lane, Bures Hamlet

Statement by Mr Chris Smith, Eastern Planning Services, 5 Cranwell Grove, Grange Farm, Kesgrave, Ipswich, Suffolk (Agent)

- 6 Statement Relating to Application No. 14/01320/FUL - Cardinals, Magdalene Crescent, Silver End

Statement by Mr Kevin Butcher, Baraha, Magdalene Crescent, Silver End (Objector)

7 Statement Relating to Application No. 14/01436/FUL - 13 Church Street, Steeple Bumpstead

Statement by Mr Christian Lacey, 13 Church Street, Steeple Bumpstead (Applicant)

8 Statement Relating to Application No. 14/01534/FUL - Hazel Cottage, Broad Green, Steeple Bumpstead

Statement by Mr James Chamberlain, Hazel Cottage, Broad Green, Steeple Bumpstead (Applicant)