

# Minutes

## Planning Committee

25th October 2016



### Present

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

### 81 **DECLARATIONS OF INTEREST**

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

Councillor Mrs L Bowers-Flint declared a non-pecuniary interest in Application No. 15/01498/FUL - Grangewood Centre, 10-12 High Street, Kelvedon as the Deputy Cabinet Member for Planning and Housing with responsibility for affordable housing. Councillor Mrs Bowers-Flint declared a non-pecuniary interest also in Application Nos. 16/01221/FUL - 1 Nunns Close, Coggeshall and 16/01222/LBC - 1 Nunns Close, Coggeshall as Councillor Trevor Plumb, who was speaking during Question Time was known to her as a Member of Coggeshall Parish Council.

Councillor Lady Newton declared a non-pecuniary interest in Application No. 15/01498/FUL - Grangewood Centre, 10-12 High Street, Kelvedon as the Cabinet Member for Planning and Housing with responsibility for affordable housing. Councillor Lady Newton declared a non-pecuniary interest also in Application Nos. 16/01221/FUL - 1 Nunns Close, Coggeshall and 16/01222/LBC - 1 Nunns Close, Coggeshall as the applicant was her immediate neighbour. Councillor Lady Newton left the meeting when Application Nos. 16/01221/FUL and 16/01222/LBC were considered and determined.

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.

82 **MINUTES**

**DECISION:** That the Minutes of the meeting of the Planning Committee held on 11th October 2016 be approved as a correct record and signed by the Chairman.

83 **QUESTION TIME**

**INFORMATION:** There were four statements made. Details of the people who spoke at the meeting are contained in the Appendix to these Minutes. Those people who had registered to speak about planning applications spoke immediately prior to the consideration of the respective applications.

Principally, these Minutes record decisions taken only and, where appropriate, the reasons for the decisions.

84 **PLANNING APPLICATIONS APPROVED**

Planning Application No. 16/01388/FUL - 2 Lowefields, Earls Colne 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>
*15/01500/FUL (APPROVED)	Kelvedon	Nexus Land Ltd	Change of use of existing building to form Use Class A1 (Shops) / Use Class B1 (Offices), 12 High Street.

The Committee approved this application, subject to the addition of two Conditions as follows:-

**Additional Conditions**

8. The development shall not be occupied until the two bus stops which would best serve the application site have been upgraded to current Essex County Council specification in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
9. Development shall not be commenced until an investigation and risk assessment, in addition to any assessment provided with the planning application, have been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment

must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11.

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<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*15/01501/FUL (APPROVED)	Kelvedon	Nexus Land Ltd	Conversion and change of use of nos. 4, 6 and 8 to form 3 no. dwellings consisting of 2 x 2 bed and 1 x 3 bed, 4, 6 and 8 High Street.

Members of the Planning Committee were advised that the description of the proposed development was '2 x 2 bed and 1 x 3 bed' dwellings, not '2 x 2 bed and 1 x 1 bed' dwellings as stated in the Agenda.

The application had been considered and processed on the basis that the proposed development was for '2 x 2 bed and 1 x 3 bed' dwellings.

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<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*15/01502/LBC (APPROVED)	Kelvedon	Nexus Land Ltd	Conversion and change of use of nos. 4, 6 and 8 to form 3 no. dwellings consisting of 2 x 2 bed and 1 x 3 bed, 4, 6 and 8 High Street.

Members of the Planning Committee were advised that the description of the proposed development was '2 x 2 bed and 1 x 3 bed' dwellings, not '2 x 2 bed and 1 x 1 bed' dwellings as stated in the Agenda.

The application had been considered and processed on the basis that the proposed development was for '2 x 2 bed and 1 x 3 bed' dwellings.

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<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*16/01221/FUL (APPROVED)	Coggeshall	Mr and Mrs Plumridge	Erection of single storey rear extension, 1 Nunns Close.

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<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*16/01222/LBC (APPROVED)	Coggeshall	Mr and Mrs Plumridge	Proposed works to listed wall, 1 Nunns Close.

The Committee approved this application, subject to an additional Condition as follows:-

**Additional Condition**

4. Any replacement bricks shall match existing in colour, size and texture and be set in a matching lime mortar, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in accordance with the approved details.

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<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*16/01388/FUL (APPROVED)	Earls Colne	Mr Colin Buchanan	Erection of side extension and alterations to existing bungalow, new pavement crossing and new porch to front, 2 Lowefields.

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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/01562/FUL (APPROVED)	Halstead	F G Frost and Son Mr Jerry Jennings	Conversion of barn to 2no. four bedroom dwellings with associated demolition of outbuilding and erection of garage/carport, boundary treatments and ancillary works, Crowbridge Farm, Chapel Hill.

The Committee approved this application, subject to the addition of two paragraphs to the Information to Applicant as follows:-

Additional Information to Applicant

4. In respect of Condition No.6, the applicant is advised that it would be preferable for the boundary treatment to the gardens to the new dwellings hereby granted permission to comprise hedging and/or post and rail fencing to maintain the rural character of the application site and its surroundings.
5. During the construction of the development, the applicant is encouraged to ensure that each of the new dwellings is provided with a fibre broadband connection for the benefit of future occupiers.

85 **SECTION 106 AGREEMENT**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/01498/FUL (APPROVED)	Kelvedon	Nexus Land Ltd	Demolition of existing Grangewood Centre and erection of 25 no. dwellings including minor access road, garages, parking courts and private amenity space, Grangewood Centre, 10-12 High Street.

**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 cover the following Heads of Terms:-

- Affordable Housing: 6 units comprising 2 x 1 bedroom flats for shared ownership, and 2 x 1 bedroom flats and 2 x 2 bedroom 4 person houses for affordable rent.
- Public Open Space: Financial contribution of £46,462.32 towards public open space provision to be allocated to identified project(s) contained within the Open Spaces Area Action Plan in consultation with the Parish Council. A management

company to be appointed for the maintenance of the proposed open space at the site.

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, as amended below. Alternatively, in the event that a suitable planning obligation is not agreed within three calendar months of the date of the Planning Committee's decision, the Development Manager be authorised to refuse planning permission. Details of this planning application are contained in the Register of Planning Applications.

The Committee approved this application, subject to the addition of four Conditions and three paragraphs to the Information to Applicant as follows:-

(The Committee requested that a Condition should also be added regarding the siting of refuse and recycling bins. However, this matter has already been covered by Condition No 12.)

#### Additional Conditions

30. The development shall not be occupied until the two bus stops which would best serve the application site have been upgraded to current Essex County Council specification in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
31. The development shall not be occupied unless and until Residential Travel Information Packs have been provided for future occupiers, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
32. No above ground construction shall take place until details of the new bell mouth priority junction off the High Street to provide access to the application site have been submitted to and approved in writing by the Local Planning Authority. The details shall include, but not be limited to a 43 x 2.4 x 43 metre visibility splay. The development shall only be carried out in accordance with the approved details. The development shall not be occupied until the approved details for the new bell mouth priority junction have been implemented and completed on site.
33. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking and re-enacting that Order) no enlargement of the dwelling-house / provision of any building within the curtilage of the dwelling-house / alteration of the dwelling-house, as permitted by Classes A, B, C, D or E of Part 1 of Schedule 2 of that Order shall be carried out without first obtaining planning permission from the Local Planning Authority.

#### Additional Information to Applicant

8. In respect of Condition No. 5, the applicant is encouraged to consider installing a bench or seating area to enhance the area of open space on site and to enhance and make a feature of the protected tree.
9. During the construction of the development, the applicant is encouraged to ensure that each of the new dwellings is provided with a fibre broadband connection for the benefit of future occupiers.
10. With regard to Condition No. 8, the applicant is encouraged to liaise with the owner/occupier of No. 32A High Street, Kelvedon regarding the proposed landscaping and boundary treatment adjoining the property boundary.

In discussing this application, Members of the Planning Committee commended the applicant on the proposed design of the development.

## **86 PLANNING AND ENFORCEMENT APPEAL DECISIONS – SEPTEMBER 2016**

**INFORMATION:** Consideration was given to a report, for information, on planning and enforcement appeal decisions received during September 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 8.32pm.

Councillor Mrs W Scattergood  
(Chairman)

APPENDIX  
PLANNING COMMITTEE  
25TH OCTOBER 2016  
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application No. 15/01498/FUL - Grangewood Centre, 10-12 High Street, Kelvedon
  - (i) Statement by Mr Alan Stones, for Kelvedon and Feering Heritage Society, Fullerthorne, Church Street, Kelvedon (no objection to application in principle)
  - (ii) Statement by Mr Steve Onno, 32A High Street, Kelvedon (Objector)
  - (iii) Statement by Mr Trevor Dodkins, Phase 2 Planning, 250 Avenue West, Skyline 120, Great Notley (Agent)  
(Mr Dodkins spoke about the related Application Nos. 15/01500/FUL - 12 High Street, Kelvedon; 15/01501/FUL - 4, 6 and 8 High Street, Kelvedon; and 15/01502/LBC - 4, 6 and 8 High Street, Kelvedon also)
- 2 Statement Relating to Application Nos.16/01221/FUL and 16/01222/LBC - 1 Nunns Close, Coggeshall

Statement by Councillor Trevor Plumb, for Coggeshall Parish Council, c/o Ms D Morgan, Clerk to Coggeshall Parish Council, Council Offices, Stoneham Street, Coggeshall (Against Application)