

Minutes

Planning Committee

5th July 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	Apologies		

35 **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. 16/00631/FUL - 4 Warley Close, Braintree as the applicant's agent was an elected Member of Braintree District Council and was known to them.

On behalf of Members of the Committee, Councillor Mrs W Scattergood declared a joint non-pecuniary interest also in Application No. 16/00410/OUT - land West of Finchingfield Road, Steeple Bumpstead as Councillor Chris Cadman, who was speaking during the meeting, was known to most of them as a former elected Member of Braintree District Council.

Councillor Mrs L Bowers-Flint declared a non-pecuniary interest in Application No. 15/01271/OUT - land North of West Street, Coggeshall as the representative of Coggeshall Neighbourhood Plan Group, who was speaking during Question Time and Councillor Trevor Plumb, who was speaking during the meeting, were known to her.

Councillor Lady Newton declared non-pecuniary interests in the following applications for the reasons stated:-

Application No. 15/01584/FUL - Polly's Field, land between 76-110, Church Lane, Braintree as the Cabinet Member for Planning and Housing with responsibility for affordable housing.

Application No. 15/01271/OUT - land North of West Street, Coggeshall as the representative of Coggeshall Neighbourhood Plan Group, who was speaking during Question Time and Councillor Trevor Plumb, who was speaking during the meeting, were known to her; and as the Cabinet Member for Planning and Housing with responsibility for affordable housing.

Application No. 16/00459/FUL - land adjacent to Purley Farm Barns, Colne Road, Coggeshall as she had spoken to an objector about the application, but had not expressed a view, and the applicant was known to her.

Application No. 16/00410/OUT - land West of Finchingfield Road, Steeple Bumpstead as the Cabinet Member for Planning and Housing with responsibility for affordable housing.

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.

36 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 21st June 2016 be approved as a correct record and signed by the Chairman.

37 **QUESTION TIME**

INFORMATION: There were eleven statements made. Details of the people who spoke at the meeting are contained in the Appendix to these Minutes.

In view of the number of people wishing to speak, it was moved, seconded and agreed that Question Time be extended to enable everyone to be heard.

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

38 **PLANNING APPLICATIONS APPROVED**

Planning Application Nos. 16/00089/LBC - Town Hall Centre, Fairfield Road, Braintree; 16/00596/LBC - New Mills, Silks Way, Braintree; 16/00631/FUL - 4 Warley Close, Braintree; 16/00712/FUL - 12 Hazel Grove, Braintree; 16/00769/FUL - Gardeners, Station Road, Earls Colne; 16/00819/FUL - 28 Burrows Road, Earls Colne; 16/00566/FUL - 23 Chapel Street, Steeple Bumpstead; and 16/00813/FUL - 36 Cromwell Way, Witham 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>
*16/00089/LBC (APPROVED)	Braintree	Braintree District Council	Installation of aluminium framed secondary glazing units to first and ground floor, Town Hall Centre, Fairfield Road.

The Committee approved this application, subject to no adverse comments being received from the statutory amenity societies as the consultation period had not yet expired.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00596/LBC (APPROVED)	Braintree	Mr Andrew Epsom, Asset Management, Braintree District Council	Proposed installation of a partition wall to the facade to the shop area to alleviate existing salts and damp ingress, New Mills, Silks Way.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00631/FUL (APPROVED)	Braintree	Mr Peter Armstrong	Proposed replacement of existing porch, erection of 2 storey side extension and first floor extension to rear, 4 Warley Close.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00712/FUL (APPROVED)	Braintree	Mr Martin Norgett	Erection of two storey side extension projecting over existing garage and single storey rear extension, 12 Hazel Grove.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00769/FUL (APPROVED)	Earls Colne	Mr and Mrs D Attree	Proposed detached garage, Gardeners, Station Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00819/FUL (APPROVED)	Earls Colne	Mr and Mrs D English	Erection of single storey rear extension, 28 Burrows Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00484/FUL (APPROVED)	Silver End	Zero Three Care Homes LLP	Erection of single storey extension to annexe to provide self-contained additional single bedroom accommodation to existing residential care home, Annexe at Rascasse, Sheepcotes Lane.

The Committee approved this application, subject to the amendment of Condition No. 4 and the addition of an Information to Applicant as follows:-

Amended Condition

4. No development shall commence until details of 1): how the Environment Agency "General Binding Rules" are to be met, and 2): confirmation of the throughput of the two plants, have been submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details and the additional plant shall have been installed and be operational prior to the first occupation of the annexe extension hereby approved.

Additional Information to Applicant

2. The applicant is advised that the occupation of the development hereby approved would add a bedroom to the accommodation provided at Rascasse which would cause there to be a breach of Condition No.3 of permission reference 12/00731/FUL. The applicant is accordingly advised to apply for planning permission to vary that Condition to reflect the increase in the number of bedrooms.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00566/FUL (APPROVED)	Steeple Bumpstead	Mr and Mrs W Yates	Demolition of existing conservatory and erection of single storey rear extension, 23 Chapel Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00813/FUL (APPROVED)	Witham	Mrs Sharon Fleuty	Demolition of existing garage and rear porch and erection of single storey side and rear extension, 36 Cromwell Way.

39 **SECTION 106 AGREEMENT**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/01584/FUL (APPROVED)	Braintree	Abbeyfield Braintree & Bocking Society Ltd	Abbeyfield retirement living 'Extra Care' proposal for 100 no. apartments with associated communal facilities including hall, gym, bistro, craft, IT/Library, hair & beauty salon, cinema room, meeting spaces and garden conservatory lounge set within landscaped courtyards, Polly's Field, land between 76-110, Church Lane.

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 (30% provision)
- Public Open Space (financial contribution of £25,047.02 for informal/green amenity space)
- Residents' Age Restriction (55 and over)

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 amendment of Condition No. 23 as follows:-

Amended Condition

- 23 The landscaping for the site shall be undertaken in accordance with the principles set out in drawing no. TNA_460_01 B (Landscape Masterplan Proposals), unless otherwise agreed in writing by the Local Planning Authority. Prior to the commencement of the development hereby approved a detailed

scheme of landscaping (to include hard and soft landscaping) and a planting schedule shall be submitted to and approved in writing by the Local Planning Authority.

All areas of hardstanding shall be constructed using porous materials laid on a permeable base unless otherwise agreed in writing by the Local Planning Authority.

The approved scheme of landscaping, or such other scheme as may be agreed in writing by the Local Planning Authority, shall be that carried out on site in accordance with the approved scheme. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five 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.

Prior to the commencement of the development hereby approved details shall be submitted to and agreed in writing by the Local Planning Authority of a consultant landscape architect (or a landscape clerk of works) who will be responsible for monitoring the implementation of the agreed landscaping along with details of how they propose to monitor the site (frequency of visits; key works which will need to be monitored, etc.) and how they will record and report their monitoring of the approved works.

The details as agreed shall be those undertaken on site and implemented until such time as the landscaping has been carried out in accordance with the approved drawings/specifications, or any other scheme as may be agreed in writing by the Local Planning Authority.

40 **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>
*15/01271/OUT (REFUSED)	Coggeshall	Pigeon Land Ltd and Systemafter Ltd	Hybrid application for mixed use development to include community woodland and public open space. Outline: 8 no. self-build plots and business hub (Class B1a) 836 sqm floorspace (both elements re-sited in revised plans). Full: 98 dwellings with associated garages and parking areas. Proposed new access from West Street and pedestrian access from Robinsbridge Road, land North of West Street.

Councillor Trevor Plumb, representing Coggeshall 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>
*16/00459/FUL (REFUSED)	Coggeshall	Soaring High Primary School	Change of use of land from agricultural to school playing field (Use Class D1) relating to Soaring High Montessori Primary School, land adjacent to Purley Farm Barns, Colne Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/00410/OUT (REFUSED)	Steeple Bumpstead	Gladman Developments Limited	Outline planning permission for up to 95 residential dwellings (including up to 40% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Finchingfield Road, pedestrian access from George Gent Close and associated ancillary works. All matters to be reserved with the exception of the main vehicular site access, land West of Finchingfield Road.

Councillor Chris Cadman, representing Steeple Bumpstead Parish Council, attended the meeting and spoke against this application.

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 10.12pm.

Councillor Mrs W Scattergood
(Chairman)

APPENDIX
PLANNING COMMITTEE
5TH JULY 2016
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application No. 15/01584/FUL - Polly's Field, Land Between 76-110, Church Lane, Braintree
 - (i) Statement by Mr Bob Cann, 181 Bradford Street, Braintree (Objector)
 - (ii) Statement by Mr Andrew Farquharson, 112 Church Lane, Braintree (Objector)
 - (iii) Mr Dave Summersgill, Abbeyfield Braintree & Bocking Society Ltd, Wickham House, 338-340 Coggeshall Road, Braintree (Applicant)
- 2 Statements Relating to Application No. 15 01271 OUT - Land North of West Street, Coggeshall
 - (i) Statement by Mr Bruce Hogarth-Jones, Coggeshall Neighbourhood Plan Group, The Manse, 50 Church Street, Coggeshall (Objector)
 - (ii) Statement by Mr James Buxton, Executive Chairman for Pigeon Investment Management Ltd, Pigeon Investment Management Ltd, Linden Square, 146 Kings Road, Bury St Edmunds, Suffolk (Applicant)
- 3 Statements Relating to Application No. 16/00459/FUL – Land adjacent to Purley Farm Barns, Colne Road, Coggeshall
 - (i) Statement by Mr Tim Phillips, Purley Farmhouse, Colne Road, Coggeshall (Objector)
 - (ii) Statement by Mr Philip Jellard, Gulls Farm, Buckleys Lane, Coggeshall (Objector)
 - (iii) Statement by Ms Sarah Rowledge, Soaring High Primary School, Purley Farm, Colne Road, Coggeshall (Applicant)
 - (iv) Statement by Mr Ian Hill, Ingleton Wood Norwich, 8 Whiting Road, Norwich Business Park, Norwich, Norfolk (Agent)

4 Statements Relating to Application No. 16/00410/OUT - Land West of Finchingfield Road, Steeple Bumpstead

- (i) Statement by Mr Richard Kuyper, for Hands off Steeple Bumpstead, c/o Mr Ian Mackenzie, Chairman - Hands off Steeple Bumpstead, Matthews Cottages, 40 The Endway, Steeple Bumpstead (Objector)

- (ii) Statement by Mr Jon Borges, 11 Woolnough Close, Steeple Bumpstead (Objector)