

Minutes

Planning Committee

23rd October 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	Apologies	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		

Councillor T G Cunningham was also in attendance.

75 DECLARATIONS OF INTEREST

The following interests were declared:

Councillor T G Cunningham declared a non-pecuniary interest in Application Nos. 12/01017/REM and 12/01018/FUL – Unit T18, Avenue East, Skyline 120, Great Notley as his mother had submitted an objection.

Councillor P Horner declared a non-pecuniary interest in Application No. 12/01175/FUL – Willow Cottage, Fuller Street, Fairstead as the Agent was known to him.

Councillor Lady Newton declared a non-pecuniary interest in Application No. 12/01175/FUL – Willow Cottage, Fuller Street, Fairstead as the owners of the neighbouring property The Old Stores were known to her.

In accordance with the Code of Conduct, Councillors remained in the meeting, unless stated otherwise, and took part in the discussion when the respective applications were considered.

76 MINUTES

DECISION: That the Minutes of the meeting of the Planning Committee held on 9th October 2012 be approved as a correct record and signed by the Chairman.

77 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.

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.

78 PLANNING APPLICATIONS APPROVED

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>
*12/01018/FUL (APPROVED)	Great Notley	Greene King Developments Ltd	Variation of Conditions 2 and 11 of application no. 07/00437/OUT to allow a mixed class A3/A4 (Restaurant/Public House) use instead of A3 (Restaurant) use only and alteration to the site layout and access to the highway, Unit T18, Avenue East, Skyline 120.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*12/01017/REM (APPROVED)	Great Notley	Greene King Developments Ltd	Reserved matters application for proposed restaurant/public house, manager's flat, assistant manager's flat, parking and landscaping, Unit T18, Avenue East, Skyline 120.

The Committee approved this application, subject to the amendment of Condition Nos. 3 (3) and 12 as follows:-

Amended Conditions

3. The lighting details submitted with this application are hereby approved, subject to the following exceptions and management conditions:

.....

3. The lantern lights proposed at the site are not approved.

.....

12. The water efficiency, energy efficiency and measures of water conservation, recycling of rain water and sustainable drainage measures referred to at paragraphs 5.16 to 5.17 of the Planning, Design and Access Statement and within the 'Planning for Sustainable Design and Construction Checklist' shall be provided prior to the first use of the building hereby approved as a public house/restaurant and thereafter so maintained.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*11/00656/FUL (APPROVED)	Steeple Bumpstead	MCS Investments Ltd	Proposed temporary change of use of building from office to children's nursery together with temporary garden/play area and temporary additional parking area, Unit L, Blois Meadow Business Centre, Blois Road.

79 **PLANNING APPLICATIONS 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>
*12/01047/OUT (REFUSED)	Fairstead	Merybell Ltd	Demolition of building and external storage relating to scaffolding use and erection of two no. detached dwellings and garages, Orion Scaffolding at Fuller Street Garage, Fuller Street.

Councillor T G Cunningham, District Council Ward Councillor for Black Notley and Terling, attended the meeting and spoke in support of this application.

DECISION: That the undermentioned planning application be refused for the following reasons. 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>
*12/01175/FUL (REFUSED)	Fairstead	Mr D White	Erection of extension to former wash house to provide a granny annexe for use in conjunction with Willow Cottage, Willow Cottage, Fuller Street.

Reasons for Refusal

1. The site lies within an area where rural planning policies apply. Policies RLP18 and RLP90 of the Local Plan Review 2005 and Policies CS5 and CS9 of the Core Strategy provide for the creation of self-contained annexes in the countryside subject to the siting, design and materials being in harmony with the countryside setting and compatible with the scale and character of the existing dwelling and plot upon which it stands. The scale, density, height and massing of the building are also required to reflect or enhance local distinctiveness and be in harmony with the character and appearance of the surrounding area.

In this instance it is considered that the proposed extension, having regard to its size, form, design, materials and siting would be contrary to these policies and result in an overly large and dominant extension to the outbuilding of an alien design to the detriment of the appearance and character of the host dwelling and the character and appearance of the locality, and the street-scene of Fuller Street.

2. The application site lies adjacent to 'The Old Stores' which is a Grade II statutorily listed building. Policy RLP100 of the Local Plan Review and Policy CS9 of the Core Strategy seeks to protect such buildings from unsympathetic change and seek to safeguard their settings.

In this instance the proposed extension would be detrimental to the setting of the listed building eroding the spaciousness of its setting and detracting from its historic character and appearance, contrary to the policies referred to above.

The above-mentioned application was Refused against the Officers' Recommendation to approve subject to a Section 106 Agreement.

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 8.45pm.

W D SCATTERGOOD

(Chairman)

APPENDIX
PLANNING COMMITTEE
23rd OCTOBER 2012
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

1. Statements Relating to Application No. 12/01047/OUT – Orion Scaffolding at Fuller Street Garage, Fuller Street, Fairstead
 - (i) Statement by Ms Cathy Chandler, Over-Tyne, Fuller Street, Fairstead (Supporter)
 - (ii) Statement by Mr Dimitro Nicolic, 262 Broomfield Road, Chelmsford (Applicant)
2. Statement Relating to Application Nos. 12/01017/REM and 12/01018/FUL – Unit T18, Avenue East, Skyline 120, Great Notley

Statement by Mrs S Matthews, Walsingham Planning, Bourne House, Cores End Road, Bourne End, Bucks (Agent)
3. Statement Relating to Application No. 12/01175/FUL – Willow Cottage, Fuller Street, Fairstead

Statement by Professor Alder, The Old Stores, Fuller Street, Fairstead (Objector)