

# Minutes

## Planning Committee

23<sup>rd</sup> June 2009

### Present

Councillors	Present	Councillors	Present
J E Abbott	Yes	D Mann	Yes
E Bishop	Yes	Mrs J M Money	Yes
J C Collar	Yes	Lady Newton	Yes
Mrs E Edey	Yes	J O'Reilly-Cicconi	Yes
Ms L B Flint	Yes	Mrs W D Scattergood (Chairman)	Yes
T J W Foster	Yes	Mrs L Shepherd	Yes
Mrs B A Gage	Apologies	Mrs G A Spray	Yes
Mrs M E Galione	Apologies		

### 38 DECLARATIONS OF INTEREST

**INFORMATION:** There were no interests declared.

### 39 MINUTES

**DECISION:** That the Minutes of the meeting of the Planning Committee held on 14<sup>th</sup> April be approved as a correct record and signed by the Chairman.

### 40 QUESTION TIME

**INFORMATION:** There were two statements made, a summary of which is contained in the Appendix to these Minutes.

Any amendments to the Officers' recommendations having taken into account the issues raised by members of the public would be dealt with by conditions, a summary of which is contained within the appropriate minute. Full details of the Decision Notices are contained in the Register of Planning Applications.

### 41 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 Head of District Development's report, as amended below, details of which 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>
*09/00227/FUL (APPROVED)	Gosfield	Mr & Mrs R Edwards	Erection of extension and alterations to create an additional dwellinghouse, 2 Hall Drive.

<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*09/00613/FUL (APPROVED)	Great Yeldham	Mr Robert Oliver	Application to vary approval 08/02050/FUL to 3 no. 1 bedroom holiday lets and 1 no. 1 bedroom live/work unit, Newcombes, Poole Street.

The above application was approved, subject to the amendment of Condition 3 as follows:

The residential unit hereby permitted shall not be occupied other than by a person solely or mainly employed, or last employed to manage/supervise the operation of the holiday let units permitted as part of this application.

<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*09/00514/FUL (APPROVED)	Great Yeldham	Mr Robert Oliver	Erection of single storey mower and grounds maintenance store, Newcombes, Poole Street.

<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*09/00546/FUL (APPROVED)	Pebmarsh	Mr R Wheeler	Erection of replacement three bedroom dwelling with garage and store, Scotts Farm, Cripple Corner.

<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*09/00531/FUL (APPROVED)	White Colne	Mrs L Yandell	Demolition of existing dilapidated Nissan hut, repair/ renovate existing single storey black barn, erection of storage annexe to barn and change use to holiday cottage/leisure let, Acorn Cottage, Bures Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/00609/FUL (APPROVED)	Witham	Mr & Mrs Walker- Hebborn	Demolition of existing house and creation of 4 no. flats, Cherry Tree Cottage, Church Street.

The above application was approved, subject to additional Informatives as follows:-

- 1.IHS40
2. ISGN34
3. IN40

## 42 PLANNING APPEAL DECISIONS

**INFORMATION:** Consideration was given to a report, for information, on planning appeal decisions received during May 2009. 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 Head of District Development, 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 7.55pm.

MRS W D SCATTERGOOD  
(Chairman)

## APPENDIX

### PLANNING COMMITTEE

23<sup>rd</sup> June 2009

### PUBLIC QUESTION TIME

#### Summary of Questions Asked / Statements Made During Public Question Time

1. Statement by Mr Keith Haddrell, (Agent) Hawkwood, Layer Road, Kingsford, Colchester  
Application No. 09/00546/FUL – Scotts Farm, Cripple Corner, Pebmarsh

Mr Haddrell reminded Members that the Planning Application from April of this year for a replacement dwelling on the site of Scotts Farm was refused at Committee. He stated that the proposal before Members had been considerably revised to address the concerns raised. The proposed new dwelling was heavily influenced by the form of the cottage that stood on the site prior to the fire that destroyed it. Mr Haddrell noted that it was within the footprint of the previous dwelling and had the same ridge and eaves height. Modern ceiling heights had been achieved by lowering the ground level by 0.5m. When viewed from the Pebmarsh Road or Cripple Corner, the new dwelling would have no greater impact than before. It was proposed to fenestrate the cottage and reuse white render and black weatherboarding as on the previous cottage but with clay roof tiles rather than thatch for fire safety reasons.

Mr Haddrell advised Members that prior to the fire, the applicant's architect reached agreement in principle with officers from the Historic Buildings Section of the County Council for the conversion of the barn attached to the cottage to be used for residential purposes. Had these proposals been approved, the combined floor area of the cottage and barn would have been in excess of 190m<sup>2</sup>, whereas the proposal before Members this evening was considerably less at 151m<sup>2</sup>. Mr Haddrell hoped therefore that Members' concerns had been addressed in the revised application and requested their support in upholding the officer's recommendation to grant permission.

2. Statement by Mrs Linda Yandell (Applicant)  
Application No. 09/00531/FUL – Acorn Cottage, Bures Road, White Colne

Mrs Yandell wished to address the concerns of noise, light and traffic pollution. The black barn was currently a 60s activity building; Mrs Yandell explained that it was proposed to replace the asbestos roof and join the sewerage treatment plant for four more people but there was no need to change the lighting. Taking down the Nissan hut gives views but without an annexe takes away the storage aspect.

Mrs Yandell stated that the lack of impact was evidenced as they had installed their own sewerage treatment unnoticed. Mrs Yandell would be promoting quiet breaks, photography, art, walking, therefore vehicle impact should be minimal and likely to support the stables and kennels nearby.

Highways cited the field access where there were no bends yet emerging traffic was

slow and in full view. Previous protected lane enquiries have led Highways to reclaim half of the Yandell's side entrance as their formally owned passing point which they wish to remain as a hard standing. Mrs Yandell went on to explain that Bures Road traffic was extremely fast moving, since becoming their main home, the Yandells had reduced the open 50 foot entrance to 14 foot secure gates, the same as the side. She noted that, ironically, identical traffic concerns were raised against a farmer's caravanning club application at the front, their neighbours' concerns were supported by the Yandells on safety grounds. She noted that front entrance visitors would be unable to enter and leave freely as they would need to unlock security gates, cross 80 yards of noisy gravel and open heavy metal gates. By contrast the lane entry would promote the spirit of the whole venture – a secluded, quiet retreat. There was a wheelchair-friendly pedestrian gate and was the choice of nervous drivers. These gates would be moved in further to reduce the risk of waiting vehicles in the lane. Mrs Yandell noted that the changes were intended to celebrate the surroundings with disabled and able-bodied alike. The potential public benefit of Yandell's plans could best be seen by the Council's own grant funding for their tree and hedge conservation work. Mrs Yandell concluded that this was more than a business use, a chance to bring together her life skills in a different career. Without a change of use, the building would still be used, however, it would exclude others and would be contrary to the aims of the pro act. She noted that their neighbours to the south, east and west supported their plans.