

# Minutes

## Planning Committee

13th October 2015



### Present

Councillors	Present	Councillors	Present
J Abbott (from 7.18pm)	Yes	Lady Newton	Yes
R Bolton	Yes	J O'Reilly-Cicconi	Yes
Mrs L Bowers-Flint	Yes	Mrs I Parker	Yes
P Horner	Yes	R Ramage	Yes
H Johnson	Yes	Mrs W Scattergood (Chairman)	Yes
S Kirby	Yes	Mrs G Spray	Yes
D Mann	Yes		

Councillors Mrs A Kilmartin and P Schwier were also in attendance.

### 38 **DECLARATIONS OF INTEREST**

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

All Councillors declared a non-pecuniary interest in Application No. 15/00890/FUL - Braintree Dental Centre, 9B - 9C Coggeshall Road, Braintree as the applicant's Agent was known to them as an elected Member of Braintree District Council.

Councillor S Kirby declared a non-pecuniary interest in Application No. 14/01606/FUL - Unit 4, The Green, Finchingfield as the partner of one of the objectors was known to him. Councillor Kirby declared a non-pecuniary interest also in Application No. 15/00895/FUL - Applecroft, Applecroft Farm Road, Great Henny as Councillor A Lyster, representing The Hennys, Middleton and Twinstead Parish Council, who attended the meeting and spoke against the application, was known to him. Councillor Kirby indicated that he had not discussed the application with Councillor Lyster.

Councillor Mrs W Scattergood declared a non-pecuniary interest in Application No. 14/01606/FUL - Unit 4, The Green, Finchingfield as a person who supported the application was known to her. Councillor Mrs Scattergood declared a non-pecuniary interest also in Application No. 15/00895/FUL - Applecroft, Applecroft Farm Road, Great Henny as her husband was an elected Member of The Hennys, Middleton and Twinstead Parish Council, which had objected to the application. Councillor Mrs Scattergood stated that she had not attended any meetings of the Parish Council when the application had been considered and she had not discussed the application with anyone.

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.

39 **MINUTES**

**DECISION:** That the Minutes of the meeting of the Planning Committee held on 15th September 2015 be approved as a correct record and signed by the Chairman.

40 **QUESTION TIME**

**INFORMATION:** There were six 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.

41 **PLANNING APPLICATIONS APPROVED**

Planning Application No. 15/00890/FUL - Braintree Dental Centre, 9B - 9C Coggeshall Road, Braintree 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>
*15/00088/FUL (APPROVED)	Braintree	Mr M Reed	Amendment to planning application 14/01490/FUL, erection of first floor rear extension, 36 Challis Lane.

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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>
*15/00890/FUL (APPROVED)	Braintree	Dr Adrian Mohseni	Erection of second floor extension, Braintree Dental Centre, 9B - 9C Coggeshall Road.

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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>
*14/01606/FUL (APPROVED)	Finchingfield	Mr H Ozer	Change of use from A1 use class retail unit to A5 fish and chips takeaway, Unit 4, The Green.

Councillor David Coverdale, representing Finchingfield Parish Council, attended the meeting and spoke against this application.

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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>
*15/00895/FUL (APPROVED)	Great Henny	Mr and Mrs Evans	Change of use of land to equestrian use, erection of new stable block, barn, horse walker and ménage, Applecroft, Applecroft Farm Road.

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

**Additional Conditions**

- 11 No public address system, tannoy, or loud speaker system shall be used at the site.
- 12 Prior to the construction of the building a scheme of landscaping detailing planting to provide additional screening of the building shall be submitted to and approved in writing by the local planning authority. The scheme shall incorporate a detailed specification including plant/tree types and sizes, plant numbers and distances, soil specification and seeding.

All planting and seeding contained in the approved details of the landscaping scheme shall be carried out in the first planting and seeding seasons after the commencement of the development unless otherwise previously agreed in writing by the local planning authority.

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.

**Note:-**

The Committee agreed also that an additional Condition should be imposed to prohibit the installation of floodlights. However, subsequent to the meeting it was noted that the Development Manager's report recommended the imposition of the following Condition. In the circumstances, it was not necessary to impose an additional Condition:-

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 no floodlights shall be installed.

Councillor Anthony Lyster, representing The Hennys, Middleton and Twinstead Parish Council, attended the meeting and spoke against this application.

#### Next Meeting

Subsequent to the meeting, it was reported that the next meeting of the Planning Committee scheduled for 27th October 2015 had been cancelled.

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 8.57pm.

Councillor Mrs W Scattergood  
(Chairman)

APPENDIX  
PLANNING COMMITTEE  
13TH OCTOBER 2015  
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application No. 15/00088/FUL - 36 Challis Lane, Braintree
  - (i) Statement by Mr Mark Mirkovic, 36 Challis Lane, Braintree (Objector)
  - (ii) Statement by Mr Mohammad Moshtagh-Kahnamoi, (address not supplied) (Objector)
- 2 Statements Relating to Application No. 14/01606/FUL - Unit 4, The Green, Finchingfield
  - (i) Statement by Mr Michael Stanhope, Flat 6, The Green, Finchingfield (Objector)
  - (ii) Statement by Mrs Christine Ashford-Hodges, Causeway Cottage, 2 The Causeway, Finchingfield (Objector)
  - (iii) Statement by Mr John Skittrall, 33 Brook Meadow, Sible Hedingham (Supporter)
  - (iv) Statement by Mr Halis Ozer, 121B Swan Street, Sible Hedingham (Applicant)