

Minutes

Planning Committee

31st March 2015



Present

Councillors	Present	Councillors	Present
J E Abbott	Yes	S C Kirby	Yes
P R Barlow	Yes	D Mann	Apologies
E Bishop	Yes	Lady Newton	Yes
R J Bolton	Yes	J O'Reilly-Cicconi	Yes
L B Bowers-Flint	Yes	R Ramage	Yes
C A Cadman	Yes	W D Scattergood (Chairman)	Yes
T J W Foster	Yes	G A Spray	Yes
P Horner	Yes		

147 DECLARATIONS OF INTEREST

INFORMATION: The following interest was declared:-

Councillor Lady Newton declared a non-pecuniary interest in Application No. 14/01544/FUL - Coggeshall Town Football Club, West Street, Coggeshall as she had met with the applicant prior to the submission of the application to view the Football Club's existing facilities and to listen to the Club's aspirations for the future.

In accordance with the Code of Conduct, Councillor Lady Newton remained in the meeting and took part in the discussion when the application was considered.

148 MINUTES

DECISION: That the Minutes of the meeting of the Planning Committee held on 17th March 2015 be approved as a correct record and signed by the Chairman.

149 QUESTION TIME

INFORMATION: There were seven 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.

INFORMATION: The undermentioned planning application had been deferred at the Planning Committee meeting held on 3rd March 2015 to enable the Council to discuss with Coggeshall Town Football Club regarding the days/nights use of the training pitch per week.

DECISION: That the undermentioned planning application 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 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>
*14/01544/FUL (APPROVED)	Coggeshall	Mr G Smith Coggeshall Town Football Club	Proposed demolition and rebuild of the existing changing room block, construction of new turnstile entrance, proposed installation of new and replacement floodlights to the main and practice pitch and proposed ball-stop netting to the east and west of the practice pitch, Coggeshall Town Football Club, West Street.

The Committee approved this application, subject to the amendment of Condition No. 12 and the addition of two Conditions and an Information to Applicant as follows:-

Amended Condition

- 12 The maximum lux levels of the floodlighting shall be no greater than 1 Lux as measured both in the horizontal and vertical plane within the boundary of any residential property in the vicinity of the site. The floodlighting for both main and practice pitches shall be designed, installed and maintained at all times to prevent light spillage beyond the site.

Additional Conditions

- 13 This permission coveys no right to alter, obstruct or move/re-position any legal and/or public right of way/access running over the site.
- 14 (SUS73) Details of any proposed external lighting on the new changing room block shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Prior to the first occupation of the development any such approved external lighting shall be installed in

accordance with the details and thereafter so maintained. There shall be no other sources of external illumination.

Additional Information to Applicant

- 4 This permission shall not be deemed to confer any right to obstruct the public footpath crossing/abutting the site, which shall be kept open and unobstructed at all times unless legally stopped up or diverted. Should you wish to seek to formally divert an existing right of way crossing the site it is recommended that you contact Nicky Coleman (Public Rights of Way Inspector) based at Essex County Council on (01245) 342883 or at Nicky.Coleman@essexhighways.org.

151 **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>
*15/00014/FUL (APPROVED)	Rayne	Mr D Farrow	Proposed demolition of existing single storey extension, erection of 2 storey rear extensions and renovations to existing dwelling. Erection of 1 no. detached dwelling, 1 Gore Terrace, Gore Road.

The Committee approved this application, subject to the addition of the following Information to Applicant:-

Information to Applicant

- 1 (IN40) Please note that in accordance with Government legislation a formal application must be made to the Local Planning Authority when submitting details in connection with the approval of details reserved by a condition. Furthermore, a fee of £25 for householder applications and £85 for all other types of application will be required for each written request. Application forms can be downloaded from the Council's web site www.braintree.gov.uk
- 2 (IN41) Your attention is drawn to the need to discharge conditions before development starts where it is a requirement of the condition/s. Development will be treated as having been commenced when any material change of use or material operation has taken place pursuant to Section 56 of the Town and Country Planning Act 1990. A material operation means any work of construction in the course of the erection of a building, including the digging of a trench which is to contain the foundations, or part of the foundations of a

building; the laying of any underground main or pipe to a trench, the foundations, or part of the foundations of a building; any operation in the course of laying out or constructing a road or any part of a road. If development begins before the discharge of such conditions then those conditions cannot be discharged and a breach of planning control will have occurred, which may result in enforcement action being taken.

- 3 (IHS40) All construction or demolition works should be carried out in accordance with the "Control of Pollution and Noise From Demolition and Construction Sites Code of Practice 2008." A copy can be viewed on the Council's web site www.braintree.gov.uk, at Planning Reception, or it can be emailed. Please phone 01376 552525 for assistance.
- 4 (ISGN34) In seeking to discharge the external lighting scheme condition you are advised that the details submitted should seek to minimise light spillage and pollution, cause no unacceptable harm to natural ecosystems, maximise energy efficiency and cause no significant loss of privacy or amenity to nearby residential properties and no danger to pedestrians or road users. Light units should be flat to ground and timer / sensor controls should also be included as appropriate. The applicant is invited to consult with the Local Planning Authority prior to the formal submission of details.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/00004/FUL (APPROVED)	Wethersfield	Mr P Bragg	Erection of new dwelling and demolition of existing single storey extension, Upper Barn Cottages, Hedingham Road.

At the close of the meeting, Councillor Scattergood announced that Mr Adam Davies, Area Development Control Manager, would be leaving the Council after 15 years of service. Councillor Scattergood and Members of the Planning Committee thanked Adam for his work and assistance and they wished him well in his future role.

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 8.16pm.

Councillor W D Scattergood
(Chairman)

APPENDIX
PLANNING COMMITTEE
31ST MARCH 2015
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application No. 14/01544/FUL - Coggeshall Town Football Club, West Street, Coggeshall
 - (i) Statement by Mr Robin Meehan, 130 West Street, Coggeshall (Objector)
 - (ii) Statement by Mr Tom Rulton, 124 West Street, Coggeshall (Objector)
 - (iii) Statement by Mr Graeme Smith, Coggeshall Town Football Club, West Street, Coggeshall (Applicant)
- 2 Statement Relating to Application No. 15/00014/FUL - 1 Gore Terrace, Gore Road, Rayne

Statement by Mr Kevin Searl, 300 Broad Road, Bocking, Braintree (for Applicant)
- 3 Statements Relating to Application No. 15/00004/FUL - Upper Barn Cottages, Hedingham Road, Wethersfield
 - (i) Statement by Mr Nick Chapman, Upper Barns, Hedingham Road, Wethersfield (Objector)
 - (ii) Statement by Mr Mark Phillips, 4 Hereward Way, Wethersfield (Objector)
 - (iii) Statement by Mr John Barker, Lanham House, Silver Street, Wethersfield (for Applicant)