

# PLANNING COMMITTEE AGENDA



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<http://www.braintree.gov.uk/Braintree/councildemocracy/committees/default.htm>

**Date:** Tuesday 28<sup>th</sup> April 2009

**Time:** 7.15pm

**Venue:** Council Chamber, Causeway House, Bocking End, Braintree, CM7 9HB

Councillor J E Abbott	Councillor J H G Finbow	Councillor Lady Newton
Councillor J Baugh	Councillor Ms L B Flint	Councillor J O'Reilly-Cicconi
Councillor E Bishop	Councillor T J W Foster	Councillor Mrs J A Pell
Councillor R J Bolton	Councillor Mrs B A Gage	Councillor Mrs W D Scattergood
Councillor J C Collar	Councillor Mrs M E Galione	Councillor Mrs L Shepherd
Councillor Mrs E Edey	Councillor D Mann	Councillor Mrs G A Spray
Councillor A V E Everard	Councillor Mrs J M Money	Councillor R N Wilkins

**Members are requested to attend this meeting, to transact the following business:-**

## **PUBLIC SESSION**

### **1. Apologies for Absence**

### **2. Declarations of Interests.**

- (a) To declare the existence and nature of any 'personal' or 'personal and prejudicial' interests relating to items on the agenda having regard to paragraphs 8 to 12 (inclusive) of the Code of Conduct for Members in Part 5 of the Constitution and having taken appropriate advice (where necessary) before the meeting.
- (b) Any member with a 'personal and prejudicial' interest to indicate whether he/she intends to make representations in accordance with paragraph 12 (2) of the Code of Conduct as part of Question Time.

### **3. Minutes.** To approve as a correct record the minutes of the meeting of the Planning Committee held on 31st March 2009 (copy to follow).

### **4. Question Time.** (See paragraph on Page iv of the Agenda)

5. **Tree Preservation Order No. 14A/2008.** To determine whether to confirm Tree Preservation Order No. 14A/2008 – 1 St. Peter's Close, **BRAINTREE** to which an objection has been submitted. (Report attached) (Page 1)
6. **Tree Preservation Order No. 26/2008.** To determine whether to confirm Tree Preservation Order No. 26/2008 – 39 Avenue Road, **WITHAM** to which an objection has been submitted. (Report attached) (Page 8)
7. **Deferred Applications.** To consider the following planning applications which were deferred at a previous meeting.

**BRAINTREE**

Extension to existing retail store to allow additional sales floorspace, additional bulk store, new home shopping facility and associated car parking and landscaping works, Tesco Stores Ltd, Clay Pits. Application No. 08/02126/FUL. (Page 13)  
Recommendation: Section 106 Agreement  
Case Officer: Fiona Bradley

**GREAT NOTLEY**

Extension to retail (Class A1) store to allow additional sales floorspace, replacement units (including 2 Class A1 units and 1 Class A1/D1 unit), additional bulk store and associated car parking and landscaping works, Tesco Stores Ltd, 1 The Square, Notley Green. Application No. 08/02104/FUL. (Page 16)  
Recommendation: Section 106 Agreement  
Case Officer: Fiona Bradley

**8. Planning Applications**

This item is in two parts. The applications set out in Part A will be considered in the normal way. The applications listed under Part B are straightforward planning applications, which may be considered 'en bloc' with no introduction being made by officers. Viewfoils will be available upon request.

**Part A**:- To consider the following new planning applications:-

**BRAINTREE**

Erection of five no. terraced/semi-detached houses, land rear of The Angel Public House, 33 Notley Road. Application No. 09/00159/OUT. (Page 24)  
Recommendation: Refuse  
Case Officer: Claudia Dietz

**FEERING**

Erection of B1 (office) business unit, Threshelfords Business Park, Inworth Road. Application No. 09/00306/OUT. (Page 31)  
Recommendation: Grant  
Case Officer: Sarah Phillips

**HALSTEAD**

Demolition of existing workshop buildings and erection of 4 no. flats and associated parking, 41 Chapel Hill.  
Application No. 08/02213/OUT. (Page 39)  
Recommendation: Grant  
Case Officer: Susanne Ennos

**WICKHAM ST PAUL**

Proposed change of use of curtilage of listed building to B1 office use, Shellards, Shellards Lane.  
Application Nos. 09/00229/FUL and 09/00230/LBC.  
(Pages 47 and 54)  
Recommendation: Grant  
Case Officer: Susanne Ennos

**Part B**:- To consider the following minor planning applications:-

**SHALFORD**

Erection of two storey side extension, porch, extension to existing utility room, alterations to roof and associated improvement and landscaping, Fairmead, Garrets Lane.  
Application No. 09/00273/FUL. (Page 57)  
Recommendation: Grant  
Case Officer: James Salmon

**STURMER**

Part demolition of existing single storey extension and erection of new two storey extension and alterations, Challices Farmhouse, Kedington Road.  
Application Nos. 09/00285/FUL and 09/00286/LBC  
(Pages 62 and 67)  
Recommendation: Grant  
Case Officer: Susanne Ennos

9. To consider an amendment to the following planning permission.

**KELVEDON**

Rear extension to farmhouse, construction of new outbuilding, construction of B1 Office space and conversion of existing silos to B1 Office. Removal of agricultural tie to paddock cottage. Demolition of non listed buildings and C20 addition to listed barn.  
Extinguishment of commercial operations, Clarks Farm, Cranes Lane.  
Application Nos. 08/01882/FUL and 08/01883/LBC.  
(Page 70)

10. **Revised Vehicle Parking Standards and Good Practice.** To consider a response to this document following consultation by Essex County Council. (Report attached) (Page 72)
11. **Urgent Business.** To consider any matter, which in the opinion of the Chairman, should be considered in public by reason of special circumstances (to be specified) as a matter of urgency.

12. To agree the exclusion of the public and press for the consideration of the following item for the reasons set out in Part 1 of Schedule 12(A) of the Local Government Act 1972.

*At the time of compiling the Agenda, there were no items for inclusion in this part of the Agenda.*

### **PRIVATE SESSION**

13. **Urgent Business.** To consider any matter, which in the opinion of the Chairman, should be considered in private by reason of special circumstances (to be specified) as a matter of urgency.

A WEBB  
Member Resources Officer

### **NOTE**

**(1) Call in Procedure**

Key Decisions can be identified by the prefix \*\*. Any 5 Members of the Council may refer any key decision made on this Agenda to the Overview and Scrutiny Committee for 'call in'. This must be undertaken within 6 days of publication of the minutes. Any decisions made and not 'called in' by this date and time will become effective.

**(2) Background Papers Relating to Planning Reports**

- Essex County Council Structure Plan
- Braintree District Local Plan Review

### **QUESTION TIME**

Immediately after the Minutes of the previous meeting have been approved there will be a period of up to 30 minutes when members of the public can speak about Council business or other matters of local concern. During this period Councillors who have declared a personal and prejudicial interest in any item of business on the agenda may also speak as permitted by the Council's Code of Conduct for Members. Whilst members of the public can remain to observe the whole of the public part of the meeting, Councillors with a personal and prejudicial interest must withdraw whilst the item of business in question is being considered. Members of the public wishing to speak should contact the Council's Member Resources Section on 01376 552525 or e-mail [alison.webb@braintree.gov.uk](mailto:alison.webb@braintree.gov.uk) prior to the meeting. The Council's "Question Time" leaflet explains the procedure and copies of this may be obtained at the Council's offices at Braintree, Witham and Halstead.

If you require any further information relating to this agenda or wish to forward your apologies for absence please contact Alison Webb on 01376 552525 or e-mail [alison.webb@braintree.gov.uk](mailto:alison.webb@braintree.gov.uk)

*The last page of this agenda is numbered 76.*

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should the alarm sound. You will be assisted to the nearest designated assembly point until it is safe to return to the building.

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Braintree District Council welcomes comments from members of the public in order to make its services as efficient and effective as possible. We would appreciate any suggestions regarding the usefulness of the paperwork for this meeting, or the conduct of the meeting you have attended.

Please let us have your comments setting out the following information

Meeting Attended .....

Date of Meeting .....

Comments.....  
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Contact details .....