

Minutes

Planning Committee

20th December 2011



Present

Councillors	Present	Councillors	Present
J E Abbott	Yes	D Mann	Yes
E Bishop	Yes	Lady Newton	Yes
R J Bolton	Yes	J O'Reilly-Cicconi	Yes
C A Cadman	Yes	R Ramage	Yes
L B Flint	Yes (from 7.22pm)	W D Scattergood (Chairman)	Yes
T J W Foster	Yes	L Shepherd	Yes (from 7. 42pm)
P Horner	Yes	G A Spray	Yes
S C Kirby	No		

80 DECLARATIONS OF INTEREST

The following interests were declared:

Councillor R J Bolton declared a personal and prejudicial interest in Application Nos. 11/001464/FUL and 11/001465/FUL – Maplestead Hall, Hall Road, Little Maplestead as the applicants and objectors were known to him. Councillor Bolton indicated that he did not wish to make a statement on the applications during Question Time. Councillor Bolton left the meeting whilst the applications were discussed and determined.

Councillor P Horner declared a personal interest in Application No. 11/01416/FUL – land rear of 227 London Road, Black Notley as the Agent was known to him.

Councillor J P L P O'Reilly-Cicconi declared a personal interest in Application Nos. 11/001464/FUL and 11/001465/FUL – Maplestead Hall, Hall Road, Little Maplestead as the applicants were known to him.

Councillor W D Scattergood declared a personal interest in Application Nos. 11/001464/FUL and 11/001465/FUL – Maplestead Hall, Hall Road, Little Maplestead as she was the Ward Member and the applicants and objectors 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.

81 MINUTES

DECISION: That the Minutes of the meeting of the Planning Committee held on 6th December 2011 be approved as a correct record and signed by the Chairman.

82 QUESTION TIME

INFORMATION: There were no questions asked, or statements made.

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.

83 PLANNING APPLICATIONS APPROVED

Planning Application Nos. 11/01332/FUL – 3-7 Market End, Coggeshall and 11/01328/FUL – 17 Willow Tree Way, Earls Colne were 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 contained in the Development Manager's report, as amended below. Details of the 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>
*11/01416/FUL (APPROVED)	Black Notley	Mr Alan Joyce	Erection of two storey dwelling, associated garage and garden shed, land rear of 227 London Road.

The Committee approved this application, subject to the description of the development being amended to read 'Erection of two storey dwelling, associated garage and garden shed (alteration to 10/01466/FUL).'

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*11/01332/FUL (APPROVED)	Coggeshall	Kate Morris	Change of use of rear ground floor rooms from commercial to residential use, 3 - 7 Market End.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*11/01328/FUL (APPROVED)	Earls Colne	Mr A Blackwell	Erection of single storey rear extension, 17 Willow Tree Way.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*11/01464/FUL (APPROVED)	Little Maplestead	A F & N M Nott	Application to replace an extant planning permission

(05/00495/FUL) in order to extend the time limit for implementation - Erection of 12,000 bird, free range, egg production unit no. 2, Maplestead Hall, Hall Road.

The Committee approved this application, subject to the amendment of Condition Nos. 5 and 11 as follows:-

Amended Conditions

5. No development shall take place until there has been submitted to and approved, in writing, by the local planning authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels, also accurately identify the spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS5837:2005 "Trees in relation to Construction – Recommendations".
11. No floodlighting or other means of external lighting shall be installed except in accordance with an illumination scheme which shall be submitted to and approved in writing by the local planning authority prior to its installation. The details shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*11/01465/FUL (APPROVED)	Little Maplestead	A F & N M Nott	Application to replace an extant planning permission (05/00493/FUL) in order to extend the time limit for implementation - Erection of 12,000 bird, free range, egg production unit no. 1, Maplestead Hall, Hall Road.

The Committee approved this application, subject to the amendment of Condition Nos. 5 and 11 as follows:-

Amended Conditions

5. No development shall take place until there has been submitted to and approved, in writing, by the local planning authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels, also accurately identify the spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with

the recommendations set out in the British Standards Institute publication BS5837:2005 "Trees in relation to Construction – Recommendations".

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84 SECTION 106 AGREEMENT

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*11/01459/OUT (APPROVED)	Coggeshall	Mrs B Nichols	Erection of detached dwelling (Amendment to 11/00308/OUT), 2 Westfield Drive.

DECISION: That, subject to the applicant entering into a suitable legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to secure a financial contribution, to be determined, towards the provision and enhancement of public open space, the Development Manager be authorised to grant planning permission for the above development in accordance with the approved plans and the conditions and reasons set out in the report. Alternatively, in the event that a suitable planning obligation is not agreed by 21st December 2011, the Development Manager be authorised to refuse the grant of planning permission. Details of this planning application are contained in the Register of Planning Applications.

85 PLANNING APPEAL DECISIONS – NOVEMBER 2011

INFORMATION: Consideration was given to a report, for information, on planning appeal decisions received during November 2011. 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 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).

At the close of the meeting, the Chairman wished everyone a Merry Christmas and a Happy New Year. The Chairman stated also that the next meeting of the Committee scheduled for 3rd January 2012 had been cancelled.

The meeting closed at 8.10pm.

W D SCATTERGOOD

(Chairman)

APPENDIX

PLANNING COMMITTEE

20TH DECEMBER 2011

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

There were no questions asked, or statements made.