

Minutes

Planning Committee

14th April 2015



Present

Councillors	Present	Councillors	Present
J E Abbott	Yes	S C Kirby	Apologies
P R Barlow	Yes	D Mann	Yes
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	Apologies
P Horner	Yes		

152 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

Councillor C A Cadman declared a non-pecuniary interest in:-

Application No. 15/00046/FUL - Chestnut Lodge, Pale Green, Haverhill Road, Helions Bumpstead as the application was located in the Ward which he represented;

Application No. 15/00091/FUL - Maltings Cottages, Sturmer Road, Steeple Bumpstead as the application was located in the Ward which he represented and the Agent was known to him;

Application No. 15/00139/FUL - 6 Ann Coles Close, Steeple Bumpstead as the application was located in the Ward which he represented and the Agent was known to him; and

Application No. 15/00231/FUL - Hazel Cottage, Broad Green, Steeple Bumpstead as the application was located in the Ward which he represented and the Applicant was known to him.

Councillor W D Scattergood declared a non-pecuniary interest in Application No. 15/00096/FUL - Monks Ley, Monks Ley Close, Great Maplestead as the application was located in the Ward which she represented and the Applicant, objectors and supporters were known to her.

In accordance with the Code of Conduct, Councillors remained in the meeting and took part in the discussion when the applications were considered.

153 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 31st March 2015 be approved as a correct record and signed by the Chairman.

154 **QUESTION TIME**

INFORMATION: There were eight 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.

155 **TREE PRESERVATION ORDER NO. 12/2014 – LAND SOUTH OF OAK ROAD, HALSTEAD**

INFORMATION: Consideration was given to a report on Tree Preservation Order No. 12/2014 relating to land South of Oak Road, Halstead.

The Order had been served in October 2014 regarding a number of individual trees and tree groups growing on the roadside frontage and field boundaries of two fields lying to the South of Oak Road, Halstead. The Order had been served following enquiries about possible residential development on the site.

It was noted that there was a specific duty on a Planning Authority to consider making a Tree Preservation Order in connection with the granting of planning permission. There were also occasions where an Order was made as a precaution to protect trees growing on a site that may be of interest to a developer whilst any future planning application was being considered.

The Order had been made to protect trees which collectively provided a significant level of amenity to the locality. An assessment of the amenity value of the trees had been carried out using the standard TEMPO assessment, which had shown that the making of an Order was appropriate. An objection had been lodged against the making of the Order and the inclusion of trees T1 - T22, groups G1 – G6 and woodland W1 within the Order.

It was reported that confirmation of the Order would not restrict consideration of suitable residential layouts as part of a future planning application for the site. In particular, discussions had taken place between Officers of the Council, Essex County Highways and representatives of the developer about a possible access to the site from the A131 and consequently it was proposed that trees T1, T2, G3, G4 and G5 should not be included within the confirmed Order.

DECISION: That Tree Preservation Order No. 12/2014 relating to land South of Oak Road, Halstead be confirmed, subject to the exclusion of trees T1, T2, G3, G4 and G5 from the Order.

Planning Application Nos. 14/01586/FUL - Appletree Farm, Polecat Road, Cressing; 15/00051/ADV - Gosfield Tennis Club, Braintree Road, Gosfield; 15/00096/FUL - Monks Ley, Monks Ley Close, Great Maplestead; 15/00046/FUL - Chestnut Lodge, Pale Green, Haverhill Road, Helions Bumpstead; and 15/00139/FUL - 6 Ann Coles Close, Steeple Bumpstead 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 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>
*14/01586/FUL (APPROVED)	Cressing	Mrs J South	Change of use of B2 workshop to B8 storage unit, Appletree Farm, Polecat Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/00051/ADV (APPROVED)	Gosfield	Gosfield Lawn Tennis Club	Erection of 2 faced sign board on posts, Gosfield Tennis Club, Braintree Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/00096/FUL (APPROVED)	Great Maplestead	Mr Graham Cuddeford	Application for variation of condition no. 5 of approved application 12/00945/FUL to change the visibility splay to 2.4m x 55m in both directions, Monks Ley, Monks Ley Close.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/00166/FUL (APPROVED)	Silver End	Mr John Vickers	Removal of derelict fence and the construction of a partially recycled 1920's art deco metal fence, 29 Silver Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/00167/LBC (Listed Building Consent not required)	Silver End	Mr John Vickers	Removal of derelict fence and the construction of a partially recycled 1920's art deco metal fence, 29 Silver Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/00139/FUL (APPROVED)	Steeple Bumpstead	Mr D Steel	Erection of part single, part two storey rear extension and insertion of windows into side elevation, 6 Ann Coles Close.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/00231/FUL (APPROVED)	Steeple Bumpstead	Mr James Chamberlain	Demolition of existing conservatory and erection of two storey side extension, Hazel Cottage, Broad Green.

The Committee approved this application against the Officers' recommendation, subject to the following Conditions:-

Conditions

- 1 The development hereby permitted shall be begun on or before the expiration of three years beginning with the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*14/01518/ADV (APPROVED)	Witham	Hawthorn Leisure	Two fascia signs, one gable sign, one hanging sign, amenity boards and lighting, The George, 36 Newland Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*14/01519/LBC (APPROVED)	Witham	Hawthorn Leisure	Two fascia signs, one gable sign, one hanging sign, amenity boards and lighting, The George, 36 Newland Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/00224/FUL (APPROVED)	Witham	Mrs Victoria Thompson	Erection of two storey side and rear extension and roof top terrace over existing garage, 4 Tithe Close.

(A Motion to approve this application including the proposed roof top terrace over the existing garage was moved and seconded, but on being put to the vote it was LOST).

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

Additional Condition

- 3 Notwithstanding Condition No. 2 above, the roof terrace including balustrade is not permitted.

157 **PLANNING APPLICATIONS REFUSED**

DECISION: That the undermentioned planning applications be refused for the reasons contained in the Development Manager's report. 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>
*15/00046/FUL (REFUSED)	Helions Bumpstead	Mr and Mrs J Ramsey	Application for the removal of condition no. 4 following grant of planning permission P/BTE/01571/86/01/H - Occupation of dwelling, Chestnut Lodge, Pale Green, Haverhill Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/00091/FUL (REFUSED)	Steeple Bumpstead	Mr and Mrs J Macro	Erection of two storey side extension, Maltings Cottages, Sturmer Road.

(A Motion to defer this application for further discussion between the applicant, agent and the Council's Planning Officers was moved and seconded, but on being put to the vote it was LOST).

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 8.40pm.

Councillor W D Scattergood
(Chairman)

APPENDIX
PLANNING COMMITTEE
14TH APRIL 2015
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statement Relating to Application No. 14/01586/FUL - Appletree Farm, Polecat Road, Crossing

Statement by Mr Guy French, Whirledge and Nott, Bullbanks Farm, Halstead Road, Eight Ash Green, Colchester, Essex (Agent)
- 2 Statement Relating to Application No. 15/00096/FUL - Monks Ley, Monks Ley Close, Great Maplestead

Statement by Mr Jerry Bullard, c/o Hartog Hutton Ltd, P.O. Box 110, Bury St Edmunds, Suffolk (Road consultant - for Applicant)
- 3 Statement Relating to Application Nos. 15/00166/FUL and 15/00167/LBC - 29 Silver Street, Silver End

Statement by Mr Alan Waine, 77 Boars Tye Road, Silver End (Objector)
- 4 Statement Relating to Application No. 15/00091/FUL - Maltings Cottages, Sturmer Road, Steeple Bumpstead

Statement by Mr Charles Nash, 35 Bower Hall Drive, Steeple Bumpstead (Agent)
- 5 Statement Relating to Application No. 15/00139/FUL - 6 Ann Coles Close, Steeple Bumpstead

Statement by Mr Charles Nash, 35 Bower Hall Drive, Steeple Bumpstead (Agent)
- 6 Statement Relating to Application No. 15/00231 FUL - Hazel Cottage, Broad Green, Steeple Bumpstead

Statement by Mr James Chamberlain, Hazel Cottage, Broad Green, Steeple Bumpstead (Applicant)
- 7 Statements Relating to Application No. 15/00224/FUL - 4 Tithe Close, Witham
 - (i) Statement by Mr Cavan Burke, 6 Tithe Close, Witham (Objector)
 - (ii) Statement by Mrs Victoria Thompson, 4 Tithe Close, Witham (Applicant)