

# Minutes

## Planning Committee

6th December 2016



### Present

Councillors	Present	Councillors	Present
K Bowers	Yes	J O'Reilly-Cicconi (Vice-Chairman)	Yes
Mrs L Bowers-Flint	Yes	Mrs I Parker	Yes
P Horner	Yes	Mrs W Scattergood (Chairman)	Yes
H Johnson	Yes	P Schwier	Yes
S Kirby	Yes	Mrs G Spray	Apologies
D Mann	Yes	Vacancy	
Lady Newton	Apologies		

### 99 **DECLARATIONS OF INTEREST**

**INFORMATION:** The following interest was declared:-

Councillor D Mann declared a non-pecuniary interest in Application No. 16/01165/FUL - 17 Shalford Road, Rayne as three of the objectors were known to him.

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

### 100 **MINUTES**

**DECISION:** That the Minutes of the meeting of the Planning Committee held on 22nd November 2016 be approved as a correct record and signed by the Chairman.

### 101 **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. Those people who had registered to speak about a planning application spoke immediately prior to the consideration of the application.

Principally, these Minutes record decisions taken only and, where appropriate, the reasons for the decisions.

Planning Application Nos. 16/01568/VAR - Rascasse, Sheepcotes Lane, Silver End; and 16/01618/FUL - 58 Silver Street, Silver End 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 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>
*16/00051/FUL (APPROVED)	Wethersfield	Mr M Nash	Change of use and refurbishment of barn to form multifunction venue, and change of use and refurbishment of small barns/outbuildings to form B&B accommodation and offices associated with function barn, plus landscaping and external works, Parsonage Farmhouse, Hedingham Road.

The Committee approved this application, subject to an additional Condition and an additional paragraph to the Information to Applicant as follows:-

**Additional Condition**

19. Details of any proposed external lighting to the site shall be submitted to and approved in writing by the Local Planning Authority prior to 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, luminaire profiles and energy efficiency measures). All lighting shall be installed, maintained and operated in accordance with the approved details. There shall be no other sources of external illumination.

**Additional Information to Applicant**

5. During the construction of the development, the applicant is encouraged to ensure that each of the new offices and the guest accommodation are provided with a fibre broadband connection for the benefit of future visitors and occupiers.

<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*16/01165/FUL (APPROVED)	Rayne	Steven Nash	Erection of 1 no. 1 bedroom annexe, 17 Shalford Road.

Councillor Don Smith, representing Rayne 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>
*16/01383/FUL (APPROVED)	Great Saling	Mr William Ives	Erection of freestanding office structure within Grade II* Listed Barn and extended B1 use, Saling Barn, Piccotts 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>
*16/01384/LBC (APPROVED)	Great Saling	Mr William Ives	Extended/change of use to B1, Saling Barn, Piccotts 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>
*16/01430/FUL (APPROVED)	Sible Hedingham	Bloor Homes Limited (Eastern)	Erection of new work hub with associated car parking and landscaping, land East of Bewick Court.

The Committee approved this application, subject to the amendment of Condition Nos. 4 and 5, an additional Condition, an additional paragraph to the Information to Applicant and the revision of the list of Approved Plans as follows:-

#### **Amended Conditions**

4. The external materials and finishes shall be as indicated on the approved plans with the Red Facing Brickwork being Hanson Clumber Red Multi and the Grey Artificial Slate being the Marley Thrutone fibre cement slate tile, unless otherwise agreed in writing by the Local Planning Authority.
5. Construction above ground level of the Work Hub building shall not be commenced until additional drawings that show details of proposed new windows, doors, eaves, verges, cills and aluminum copings to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the Local Planning Authority.

Development shall be implemented in accordance with the approved details and shall be permanently maintained as such.

#### Additional Condition

15. Details of any proposed external lighting to the site shall be submitted to and approved in writing by the Local Planning Authority prior to 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, luminaire profiles and energy efficiency measures). All lighting shall be installed, maintained and operated in accordance with the approved details. There shall be no other sources of external illumination.

#### Additional Information to Applicant

5. During the construction of the development, the applicant is encouraged to ensure that each of the new dwellings is provided with a fibre broadband connection for the benefit of future occupiers / tenants of this building.

#### Approved Plans

- 15-2402-P01 – Rev C – Proposed Site Plan, Block Plan & Site Location Plan
- 15-2402-PO2 – Rev D – Proposed Elevations & Floor Plans
- 15-2402-P10 – Window Detail
- 614247/120 - Drainage Plan
- C6393-205.E – Planning Layout

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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>
*16/01546/FUL (APPROVED)	Helions Bumpstead	Mrs Helen Prentice	Erection of stable and hay barn, land South of Board Barn Farm, Drapers Green.

Councillor Neville Nicholson, representing Helions Bumpstead Parish Council, attended the meeting and spoke against this application.

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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/01568/VAR (APPROVED)	Silver End	Zero Three Care Homes	Application for variation of Condition 3 of approved application 12/00731/FUL - which limits the number of bedrooms for residents from 7 to 8, Rascasse, Sheepcotes Lane.

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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*16/01618/FUL (APPROVED)	Silver End	Mrs Jennifer Claydon	Replacement windows, 58 Silver Street.

103 **VARIATION TO SECTION 106 LEGAL AGREEMENT – FORMER PREMDOR FACTORY SITE, SIBLE HEDINGHAM**

**INFORMATION:** Consideration was given to a report on proposed changes to the Section 106 legal agreement relating to planning application no. 13/00416/FUL. The application related to the redevelopment of the former Premdor factory site at Sible Hedingham, which had been approved in 2013. The developer, Bloor Homes had asked the Council to enter into a Deed of Variation of the Agreement in order to address some issues which had arisen regarding the nature and/or timing of some planning obligations for open space provision; highway works; and the Work Hub / 'health related' land. The revised terms of the Agreement would secure the delivery of the obligations, but at a later stage of the development.

Ten schedules had been included within the Section 106 Agreement and it was proposed that schedules 3, 6 and 9 should be varied. Schedule 3 – Open Space would be varied by amending the timing for the approval of the Open Spaces Strategy; the nature of the River Walk at the Northern end of the site; and the information that must be included within the Open Spaces Strategy. Schedule 6 – Highways and Transportation would be varied by amending the nature of pedestrian crossings required to be installed on the A1017, Swan Street and changing the time by which the highway works were to be completed. Schedule 9 – Work Hub and Health Land would be varied by amending the timing for the delivery of the Work Hub building and the amount of land required for the proposed Work Hub and primary health care facility. The proposed amendments were set out in more detail in the report.

In considering the report, Members of the Committee were advised that Sible Hedingham Parish Council had supported the retention of a small, timber clad, former Bank building on the site. The Section 106 Agreement specified that the Bank building should be made available for transfer to Braintree District Council's nominee with the intention that the Parish Council would own the building and refurbish it for community use. A financial contribution of £20,000 towards the

refurbishment of the building had also been secured as part of the Agreement. The building was located near the site frontage on Swan Street in an area now designated as a pocket park. The Bank had closed many years ago, had received little maintenance and the condition of the structure was deteriorating. Recently, concerns had been raised by local residents at the potential loss of the building and it was now uncertain whether the Parish Council wished to have the building transferred to it. In the circumstances, the Parish Council had decided that the condition of the building should be investigated and potential community uses explored. No amendments to the Section 106 Agreement were required at this stage, but if the Parish Council decided not to have the Bank building transferred to it, this obligation would be reviewed.

**DECISION:** That the proposed changes to the Section 106 legal agreement relating to Application No. 13/00416/FUL – former Premdor factory site, Sible Hedingham, as set out in the report, be approved and Officers authorised to complete a Deed of Variation.

#### 104 **PLANNING APPLICATION REFUSED**

**DECISION:** That the undermentioned planning application be refused for the reasons contained in the Development Manager's report. Details of this planning application 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>
*16/01768/FUL (REFUSED)	Belchamp Walter	Mr Peter Moore	Demolition of existing redundant barn and its replacement with a new purpose-built dwelling together with associated development and landscaping, land opposite Birds Farm, Puttock End.

#### 105 **PLANNING AND ENFORCEMENT APPEAL DECISIONS – OCTOBER 2016**

**INFORMATION:** Consideration was given to a report, for information, on planning and enforcement appeal decisions received during October 2016. 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).

The meeting closed at 9.25pm.

Councillor Mrs W Scattergood  
(Chairman)

APPENDIX  
PLANNING COMMITTEE  
6TH DECEMBER 2016  
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application No. 16/00051/FUL - Parsonage Farmhouse, Hedingham Road, Wethersfield
  - (i) Statement by Mr Jeremy Wells, Burleigh Cottage, High Street, Wethersfield (Supporter)
  - (ii) Statement by Mr Mick Nash, 1 Church Cottage, High Street, Wethersfield (Applicant)
- 2 Statement Relating to Application No. 16/01768/FUL - Land Opposite Birds Farm, Puttock End, Belchamp Walter

Statement by Mr Peter Moore, Birds Farm, Puttock End, Belchamp Walter (Applicant)
- 3 Statements Relating to Application No. 16/01165/FUL - 17 Shalford Road, Rayne
  - (i) Statement by Councillor Don Smith, for Rayne Parish Council, 11 Phillips Close, Rayne (Objector)
  - (ii) Statement by Mr Steven Nash, 17 Shalford Road, Rayne (Applicant)
- 4 Statements Relating to Application No. 16/01546/FUL - Land South of Board Barn Farm, Drapers Green, Helions Bumpstead
  - (i) Statement by Councillor Neville Nicholson, for Helions Bumpstead Parish Council, c/o Mr A Evans, Clerk to Helions Bumpstead Parish Council, Loveday Cottage, Helions Bumpstead, (Objector)
  - (ii) Statement by Mr Andrew Gage, Board Barn Farm, Drapers Green, Helions Bumpstead (Landowner/supporter)