

Minutes

Planning Committee

17th December 2013

Present



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

80 DECLARATIONS OF INTEREST

The following interests were declared:-

Councillor J E Abbott declared a non-pecuniary interest in Application No. 13/01071/FUL - The Fleece, 27 West Street, Coggeshall as he was an Ordinary Member of the Campaign to Protect Rural England who had objected to the application.

Councillor T J W Foster declared a non-pecuniary interest in Application No. 13/00958/FUL - Goose Acre, Alphamstone Road, Lamarsh as Mr A Marsden, the objector who was speaking during Question Time, was known to him. Councillor Foster left the meeting whilst this application was discussed and determined. In the Chairman's absence, the Chair was taken by Councillor L B Bowers-Flint, the Vice-Chairman.

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 19th November 2013 be approved as a correct record and signed by the Chairman.

82 QUESTION TIME

INFORMATION: There were nine 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.

83 PLANNING APPLICATIONS APPROVED

Planning Application Nos. 13/01239/FUL - Stanstead Hall Lodge, Stanstead Hall Road, Greenstead Green; 13/01214/FUL - The Coach House, Swan Street, Sible Hedingham; and 13/00984/FUL - 6 Stambourne Road, Toppesfield 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>
*13/01164/FUL (APPROVED)	Braintree	Croudace Homes	Application for removal of condition no. 26 of planning application 12/00585/OUT in respect of bus stops, William Julien Courtauld Hospital, London Road.
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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*13/01071/FUL (APPROVED)	Coggeshall	Mr James Bailey	Change of use of three rooms on ground floor from A4 (Drinking Establishment) to C3 residential, The Fleece, 27 West Street.

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

Additional Condition

4. Prior to the change of use hereby permitted occurring the applicant shall have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted to and approved in writing by the local planning authority.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*13/01101/FUL (APPROVED)	Greenstead Green	Mr Bob Rumney	Erection of one 5kw Evance R9000 turbine on a 15m tower, Grange Farm, Russells Road.

Councillor T J W Foster, the Chairman, declared a non-pecuniary interest in the following application and he left the meeting whilst it was discussed and determined. In the Chairman's absence, the Chair was taken by Councillor L B Bowers-Flint, the Vice-Chairman.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*13/00958/FUL (APPROVED)	Lamarsh	Mr and Mrs Michael J Manders	Change of use of land to paddock and erection of stables for private use, Goose Acre, Alphamstone Road.

The Committee approved this application, subject to an additional Condition, to the amendment of Condition No. 8, and to an additional paragraph to the Information to Applicant as follows:-

Additional Condition

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order amending, revoking and re-enacting that Order) no hardstanding or engineering operations shall be carried out without first obtaining planning permission from the local planning authority.

Amended Condition

8. Details of any proposed external lighting to the building 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 details and thereafter so maintained. There shall be no other sources of external illumination.

Additional Information to Applicant

6. In respect of Condition No.10, the applicant is advised that this condition also means that there can be no 'up-grading' of the access from the highway, or along the route of the public right of way which runs to the east of Goose Acre.
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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*13/01214/FUL (APPROVED)	Sible Hedingham	Mr Ian Wright	Erection of shed, The Coach House, Swan Street.

NOTE: This application was listed under Part A of the Agenda, but it was dealt with as a Part B application.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*13/00984/FUL (APPROVED)	Toppesfield	Mr Danny Evans	Erection of double garage, 6 Stambourne Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*13/01187/FUL (APPROVED)	Witham	Smith Smalley Architects	New entrance doors, new delivery ramp, stairs, removal of garden room doors and installation of air conditioning units, The Jack and Jenny, 113 Hatfield Road.

Councillor Paul Heath, representing Witham Town Council, attended the meeting and spoke against this application.

The Committee approved this application, subject to the amendment of the Information to Applicant as follows:-

Amended Information to Applicant

Your attention is drawn to the close proximity of residential properties and you should ensure that the future operation of the site is carried out reasonably so as not to disturb the enjoyment of residents neighbouring the site. You are asked to ensure that deliveries are timed to avoid early mornings, evenings, weekends and public holidays and also peak times when the highway network is busiest, in order to minimise any disruption and/or disturbance to local residents.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*13/00898/FUL (APPROVED)	Colne Engaine	Mr Philip Chance	Change of use from ground floor offices to a ground floor one bedroom apartment, 39 Church Street.

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) within two calendar months of the Planning Committee's decision to grant planning permission to secure:

- A financial contribution of £3000 towards parking restrictions to address highway safety concerns (if the Highway Authority consider these are necessary following investigation arising from complaint(s)), to be payable to the Highway Authority at Essex County Council upon first occupation of the flat. The contribution if unspent, or any remaining contribution, will be returned to the applicant after five years.
- A financial contribution of £887.07 towards the improvement, or provision 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, as amended below. Alternatively, in the event that a suitable planning obligation is not agreed within two months of the date of the meeting, the Development Manager be authorised to refuse planning permission on the basis of failure to make provision in accordance with the relevant policies and the Council's Open Spaces Supplementary Planning Document. Details of this planning application are contained in the Register of Planning Applications.

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

Additional Condition

4. Development shall not be commenced until a scheme(s) including an implementation timetable for the following has been submitted to and approved in writing by the local planning authority:-
 - (a) water efficiency, resource efficiency, energy efficiency and recycling measures during construction
 - (b) measures to secure water conservation, recycling of rain water, sustainable drainage and other devices to ensure the more efficient use of water within the completed development

- (c) measures for the long term energy efficiency of the building(s), and renewable energy resources
- (d) details of the location and design of refuse bin and recycling materials storage areas (for internal and external separation) and collection points
- (e) details of any proposed external lighting to the site.

The development shall be constructed in accordance with the approved details and thereafter so maintained.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*13/01239/FUL (APPROVED)	Greenstead Green	Mr and Mrs B Martin	Conversion and extension of existing garage to provide accommodation ancillary to the main house, Stanstead Hall Lodge, Stanstead Hall Road.

DECISION: That, subject to the applicants entering into a suitable legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to cover the following matters:

The building shall be used solely in connection with and ancillary to the residential occupation of Stanstead Hall Lodge and shall not be sold, let, or occupied separately thereto

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 provided by the target date for determining the application, the Development Manager be authorised to refuse planning permission. Details of this planning application are contained in the Register of Planning Applications.

85 PLANNING AND ENFORCEMENT APPEAL DECISIONS – NOVEMBER 2013

INFORMATION: Consideration was given to a report, for information, on planning and enforcement appeal decisions received during November 2013. 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 meeting closed at 9.12pm.

T J W FOSTER

(Chairman)

APPENDIX
PLANNING COMMITTEE
17TH DECEMBER 2013
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application No. 13/01071/FUL - The Fleece, 27 West Street Coggeshall
 - (i) Statement by Mrs Veronica Bailey FCA, Financial Analyst, C/o C Bailey, The Fleece, 27 West Street, Coggeshall (Supporter)
 - (ii) Statement by Mr Christopher Bailey, (Son of Applicant) C/o The Fleece, 27 West Street, Coggeshall (Supporter)

- 2 Statements Relating to Application No. 13/00898/FUL - 39 Church Street, Colne Engaine
 - (i) Statement by Miss Sarah Dignasse, 33 Church Street, Colne Engaine (Objector)
 - (ii) Statement by Mrs Patricia Taylor, Burches, 4 The Green, Colne Engaine (Objector)
 - (iii) Statement by Mr Lee Fuller, Centurion Property Services, 75 High Street, Braintree (Marketing Agent)
 - (iv) Statement by Mr Philip Chance, Hollies, Pebmarsh Road, Twinstead (Applicant)

- 3 Statement Relating to 13/01101/FUL - Grange Farm, Russells Road, Greenstead Green

Statement by Mr Luke Jeffreys, Drakes Renewables, Old Batford Mill, Harpenden, Hertfordshire (Agent)

- 4 Statement Relating to Application No. 13/00958/FUL - Goose Acre, Alphamstone Road, Lamarsh

Statement by Mr Andrew Marsden, Newmans Farmhouse, Alphamstone Road, Lamarsh (Objector)

5 Statement Relating to Application No. 13/01187/FUL - The Jack and Jenny, 113 Hatfield Road, Witham

Statement by Mr James Green, Bramfield, Maltings Lane, Witham
(Objector)