

Minutes

Planning Committee 19th November 2019



Present

Councillors	Present	Councillors	Present
J Abbott	Yes	Mrs I Parker	Yes
K Bowers	Yes	F Ricci	Apologies
T Cunningham	Yes	Mrs W Scattergood (Chairman)	Yes
P Horner	Yes	Mrs G Spray	Yes
H Johnson	Yes	N Unsworth	Apologies
D Mann	Yes	J Wrench	Yes
A Munday	Apologies		

Councillor Mrs A Kilmartin was also in attendance (until 8.00pm).

49 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

On behalf of Members of the Committee, Councillor Mrs W Scattergood, the Chairman of the Planning Committee, declared a joint non-pecuniary interest in Application No. 19/01511/FUL - Burtons Farm, Booses Green, Pebmarsh Road, Colne Engaine as Councillor G Courtauld, who was related to the applicant, was known to them as an Elected Member of Braintree District Council.

On behalf of Members of the Committee, Councillor Mrs W Scattergood, the Chairman of the Planning Committee, declared a joint non-pecuniary interest in Application No. 19/01348/HH - 13 Hull Lane, Terling as the applicant, Mrs C Dervish, was known to them as an Elected Member of Braintree District Council.

Councillor J Abbott declared a non-pecuniary interest in Application No. 18/02075/FUL - Codham Park Equestrian, Codham Little Park Drive, Wethersfield as an Ordinary Member of the Campaign to Protect Rural England, which had objected to the application.

Councillor Abbott declared a non-pecuniary interest also in Application No. 19/01073/FUL - 305 Rayne Road, Braintree as Essex County Council, of which he was the Elected Member for the Witham Northern Division, had responsibility for the welfare of children.

Councillor T Cunningham declared a non-pecuniary interest in Application No. 19/00953/FUL - 1 Wheaton Road, Witham as he had received a number of representations about the application from members of the community and he had given advice to the applicant regarding the procedure for the determination of the application. Councillor Cunningham stated that he had not expressed a view about the application.

Councillor Mrs G Spray declared a non-pecuniary interest in Application No. 19/01511/FUL - Burtons Farm, Booses Green, Pebmarsh Road, Colne Engaine as the applicant was 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 applications were considered.

50 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 5th November 2019 be approved as a correct record and signed by the Chairman.

51 **QUESTION TIME**

INFORMATION: There were fourteen statements made about the following matters. Those people who had registered to speak about a planning application spoke immediately prior to the consideration of the application:-

Application No. 18/02075/FUL - Codham Park Equestrian, Codham Little Park Drive, Wethersfield

Application No. 19/00953/FUL - 1 Wheaton Road, Witham

Application No. 19/01119/FUL - Valley Farm, Halstead Road, Sible Hedingham

Application No. 19/01428/FUL - Valley Farm, Halstead Road, Sible Hedingham

Application No. 19/01511/FUL - Burtons Farm, Booses Green, Pebmarsh Road, Colne Engaine

Application No. 19/00765/FUL - Moors Farmhouse, Brickhouse Road, Colne Engaine

Application No. 19/01073/FUL - 305 Rayne Road, Braintree

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

52 **PLANNING APPLICATIONS APPROVED**

Planning Application No. 19/01692/FUL - Goldingham Hall, Park Drive, Braintree was 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 Planning

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>
*18/02075/FUL (APPROVED)	Wethersfield	Mrs Sharon Peters	Extension and alteration to existing equestrian centre, involving the retention of the equestrian warm-up area and extended land for car parking, the proposed erection of an ancillary single-storey food and drink kiosk and the extension of the operating period for the use for 'Competitive Events' to between 1st March and 30th November, Codham Park Equestrian, Codham Little Park Drive.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/01073/FUL (APPROVED)	Braintree	Mrs Rachel Hickman	Change of use from C3 dwelling house to C2 residential care home for up to 3 children with 24 hour care, provision of vehicular access and associated parking provision, 305 Rayne Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/01348/HH (APPROVED)	Terling	Ms C Dervish	Proposed two storey rear extension and front porch, 13 Hull Lane.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/01511/FUL (APPROVED)	Colne Engaine	Mr George Courtauld	Change of use of barn to 1 no. dwelling, replacement of an associated outbuilding and provision of a garden, Burtons Farm, Booses Green, Pebmarsh Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/01692/FUL (APPROVED)	Braintree	Mrs Toni Bunn	Construction of an outdoor amenity space and play area adjacent to Goldingham Hall, Goldingham Hall, Park Drive.

53 **SECTION 106 AGREEMENT**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/00634/REM (APPROVED)	Silver End	Mr Conan Farningham	Application for approval of Reserved Matters of outline planning consent 18/01172/VAR for the delivery of 50 residential units, parking, landscaping and all associated works at land East of Boars Tye Road, Silver End and approval of Condition 6 (Reptile Survey), 11 (Landscape and Ecological Management Plan) and 21 (Archaeology), land East of Boars Tye Road.

DECISION: That subject to the following being completed prior to the issue of this Reserved Matters decision:

The applicant entering into a suitable legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) requiring the applicant to submit

a Refuse Strategy prior to the occupation of the site to ensure that refuse and recycling is collected and removed either:-

- a) removed from the site, or
- b) brought to the front of the site for the Council's refuse collectors to access and remove from the site.

the Planning 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. Details of this planning application are contained in the Register of Planning Applications.

54 **PLANNING APPLICATIONS REFUSED**

DECISION: That the undermentioned planning applications be refused for the reasons contained in the Planning 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>
*19/00765/FUL (REFUSED)	Colne Engaine	Mr and Mrs R Brooks	Erection of garden machinery/classic car storage building, Moors Farmhouse, Brickhouse Road.

A motion to approve this application was moved and seconded, but on being put to the vote the motion was declared **LOST**.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/00953/FUL (REFUSED)	Witham	Complete Dance Ltd	Change of use from B1 to D2 (dance and fitness studio), 1 Wheaton Road.

Councillor Mrs Susan Lager, representing Witham Town Council, attended the meeting and spoke in support of this application.

Councillor Mrs Angela Kilmartin, Braintree District Ward Councillor for Witham Central, attended the meeting and spoke in support of this application.

A motion to approve this application was moved and seconded, but on being put to the vote the motion was declared **LOST**.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/01119/FUL (REFUSED)	Sible Hedingham	Mr Michael Stannard	Extension to garage following removal of two porta cabins/sheds, Valley Farm, Halstead Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/01428/FUL (REFUSED)	Sible Hedingham	Stannard	Conversion of an existing redundant barn into 4 no. one bedroom holiday lets, Valley Farm, Halstead Road.

PLEASE NOTE: The full list of standard conditions and reasons can be viewed at the office of the Planning 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 10.05pm.

Councillor Mrs W Scattergood
(Chairman)