

Minutes

Planning Committee

6th November 2018



Present

Councillors	Present	Councillors	Present
K Bowers	Apologies	Lady Newton	Yes
Mrs L Bowers-Flint	Yes	Mrs I Parker	Yes
T Cunningham	Yes	F Ricci	Yes
P Horner	Yes	Mrs W Scattergood (Chairman)	Yes
H Johnson	Yes	Mrs G Spray	Yes
S Kirby	Apologies	Vacancy	
D Mann	Yes		

Councillor R van Dulken was also in attendance (until 7.45pm).

69 **DECLARATIONS OF INTEREST**

INFORMATION: The following interest was 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. 18/00746/FUL - Fishing Lakes, Great Yeldham Hall, Toppesfield Road, Great Yeldham as Councillor Philip Rawlinson who was speaking on behalf of Great Yeldham Parish Council during Question Time was known to some of them in relation to Braintree Conservative Association.

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

70 **MINUTES**

INFORMATION: It was reported that the Minutes of the meeting of the Planning Committee held on 30th October 2018 were not available and it was agreed that they should be deferred to the next meeting for approval.

71 **QUESTION TIME**

INFORMATION: There were seven 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. 18/00746/FUL - Fishing Lakes, Great Yeldham Hall, Toppesfield Road, Great Yeldham

Application No. 18/01262/FUL - Helions Great Hall, Sages End Road, Helions Bumpstead

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

72 **PLANNING APPLICATIONS APPROVED**

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>
*18/01124/FUL (APPROVED)	Shalford	Mr Steve Wheelhouse	Demolition of dwelling and erection of 2 no. detached dwellings with detached double garages with drive onto existing access, White Court, Braintree Road.
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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*18/01276/FUL (APPROVED)	Halstead	Regent Square Limited	Erection of 4 new dwellings and associated works, 85 Colchester Road.

73 **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>
*18/00746/FUL (REFUSED)	Great Yeldham	Angling Couture Ltd	Planning application for the enlargement of two existing fishing lakes to create one larger fishing lake; the creation of a parking area; the change of use of land for siting four mobile units to provide anglers' toilets, a tea room, a tools shed; office with family cabin. Retention of new electricity supply and enclosure, Fishing Lakes, Great Yeldham Hall, Toppesfield Road.

Councillor Philip Rawlinson, representing Great Yeldham Parish Council, attended the meeting and spoke against this application.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*18/01262/FUL (REFUSED)	Helions Bumpstead	Ms E King and Mrs King	Retention of temporary dwelling, Helions Great Hall, Sages End Road.

It was reported that the description of the proposed development as submitted by the applicants was the 'retention of temporary dwelling pertaining to the implementation of 13/00408/FUL (as amended) for three year period. Previously approved under 15/00115/FUL'. However, Members of the Planning Committee were advised that application reference 13/00408/FUL had been withdrawn before it could be determined. In the circumstances, the description of the proposed development had been amended to 'retention of temporary dwelling' to more accurately reflect the proposal.

Members of the Planning Committee were advised that as an appeal had been lodged with The Planning Inspectorate against the non-determination of this application the Local Planning Authority could not determine it.

The Planning Committee agreed that if it had been able to determine the application it would have been refused for the reasons contained in the Planning Development Manager's report, as set out below:-

- 1 The proposed retention of the dwelling for a further period is contrary to National Planning Policy Guidance which states that it will rarely be justifiable to grant further temporary permissions. No such justification has been put

forward in this instance such as to support a further temporary grant of planning permission.

The proposals are therefore considered to be contrary to Policy RLP2 of the Adopted Local Plan, Policies CS5 and CS7 of the Adopted Core Strategy, Policy LPP1 of the Draft Local Plan, and policies and guidance within the National Planning Policy Framework and the National Planning Policy Guidance.

- 2 The site is in a countryside location where development is resisted unless it is sustainable and located where it will enhance or maintain the vitality of rural communities. There are limited facilities and amenities within walking distance of the site and to allow the retention of development in this location places reliance upon travel by car and, as a single dwelling, the proposal will not enhance or maintain the vitality of the area. Furthermore, the building itself is small and isn't of conventional construction. It would provide a poor level of amenity for its occupiers.

The application is not considered to constitute sustainable development and it is therefore considered to be contrary to the National Planning Policy Framework, Policies RLP2 and RLP90 of the Adopted Local Plan, Policies CS5 and CS7 of the Adopted Core Strategy, and Policies LPP1, LPP50 and LPP55 of the Draft Local Plan.

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

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*18/01377/OUT (REFUSED)	Shalford	Mr Derek Clark	Proposed 2 bedroom chalet style dwelling, Orchard Barn, Shalford Green.

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 8.36pm.

Councillor Mrs W Scattergood
(Chairman)