

Minutes

Planning Committee

23rd April 2019



Present

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

137 **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. 18/00371/REM - land North East of Station Road, Earls Colne as Mr Matthew Wood, who was speaking at the meeting during Question Time, was a former employee of Braintree District Council and he was known to them.

Councillor K Bowers declared a non-pecuniary interest in Application No. 18/01941/OUT - Linkwood Stud, Catley Cross, Pebmarsh as he was employed by a company which owned a local veterinary practice. Councillor Bowers left the meeting during the consideration of and vote on this application.

Councillor F Ricci declared a non-pecuniary interest in Application No. 19/00119/FUL - Halstead Sports Centre, Colne Road, Halstead in his role as Deputy Cabinet Member for Health and Communities, as Halstead Sports Centre was part of his portfolio and Mr Joby Humm, who had submitted the application was known to him. Councillor Ricci left the meeting during the consideration of and vote on this application.

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.

138 **MINUTES**

DECISION: That the Minutes of the meetings of the Planning Committee held on 19th and 26th March 2019 be approved as a correct record and signed by the Chairman.

139 **QUESTION TIME**

INFORMATION: There were twelve 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. 18/00371/REM - Land North East of Station Road, Earls Colne

Application No. 18/01941/OUT - Linkwood Stud, Catley Cross, Pebmarsh

Application No. 18/02165/FUL - Fishing Lakes, Great Yeldham Hall, Toppesfield Road, Great Yeldham

Application No. 18/02239/FUL - Hole Farm, Knowl Green, Belchamp St Paul

Application No. 19/00058/FUL - Fishing Lakes, Great Yeldham Hall, Toppesfield Road, Great Yeldham

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

140 **PLANNING APPLICATION WITHDRAWN**

INFORMATION: The Committee was advised that the undermentioned planning application had been withdrawn by the Applicant. Details of this planning application are contained in the Register of Planning Applications.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/00091/LBC (WITHDRAWN)	Rayne	Mr Ian Girard	Rethatch existing roof, replace existing rotten wooden windows with new flush fitting casement windows, replace 2 external wooden doors with new doors, replace existing tiled front and rear extension elevations with new slate tiles and insertion of 4 No. rooflights to rear. Refurbish existing internal wooden staircase, installation of new ensuite facilities in bedroom and demolish existing lean-

to outhouse, Highways
Cottage, 6 Shalford Road.

141 **PLANNING APPLICATIONS APPROVED**

Planning Application No. 18/02151/FUL - Lockets, 115 The Street, Black Notley 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, 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>
*18/00371/REM (APPROVED)	Earls Colne	CALA Homes (North Home Counties) Ltd	Application for approval of Reserved Matters (appearance, landscaping, layout and scale) following the grant of outline planning permission ref: 17/00140/VAR with S106 on 8th May 2017 for the construction of 56 dwellings and associated open space, landscaping, new access road, highway improvements and associated development, land North East of Station Road.

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

Amended Condition

8. The bicycle parking facilities as shown on the approved plans are to be provided prior to the first occupation of the dwelling they serve and retained at all times.

Additional Condition

14. Prior to construction above ground level, a revised scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority showing amended planting details along the eastern site boundary. The scheme shall incorporate a detailed specification including plant/tree types and sizes, plant

numbers and distances, soil specification, seeding and turfing treatment, colour and type of material for all hard surface areas and method of laying where appropriate.

All planting, seeding, or turfing contained in the approved details of the landscaping scheme shall be carried out in the first planting and seeding seasons after the commencement of the development unless otherwise previously agreed in writing by the Local Planning Authority.

Any trees or plants which die, are removed, or become seriously damaged, or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Amended Approved Plans

Location Plan. Plan Ref: 001 Version: 03
Site Layout. Plan Ref: 200 Version: 09
Property Movement Plan. Plan Ref: 201 Version: 08
House Types Plan Ref: House Type 1 - 204 Version: 02
House Types Plan Ref: House Type 2 - 205 Version: 01
House Types Plan Ref: House Type 3 - 206 Version: 00
House Types Plan Ref: House Type 4 - 207 Version: 00
House Types Plan Ref: House Type 5 - 208 Version: 00
House Types Plan Ref: House Type 6 - 209 Version: 02
House Types Plan Ref: House Type 7 - 210 Version: 02
House Types Plan Ref: House Type 8 - 211 Version: 04
House Types Plan Ref: House Type 9 - 212 Version: 04
House Types Plan Ref: House Type 10 - 213 Version: 02
House Types Plan Ref: House Type 11 - 214 Version: 01
House Types Plan Ref: House Type 12 - 215 Version: 03
House Types Plan Ref: House Type 13 – 216 Version: 05
House Types Plan Ref: House Type 1 (A) - 234 Version: 00
House Types Plan Ref: House Type 12 (A) - 235 Version: 00
Garage Details Plan Ref: 217 Version: 00
Apartment Plans. Plan Ref: 218 Version: 02
Apartment Plans. Plan Ref: 219 Version: 02
Apartment Plans. Plan Ref: 220 Version: 05
Garden Study. Plan Ref: 222 Version: 08
Materials Details. Plan Ref: 223 Version: 09
Neighbouring Relationship Plan. Plan Ref: 226 Version: 01
Substation Details. Plan Ref: 227 Version: 00
Annotated Site Layout & Roof Plan. Plan Ref: 228 Version: 08
Footpath link. Plan Ref: 229 Version: 00
Affordable Housing Plan. Plan Ref: 230 Version: 09
Cycle Storage. Plan Ref: 237 Rev 00

Chimney Location. Plan Ref 238 Rev 00
 Arboricultural Report Plan Ref: Tree Survey Report Version: April 2019
 Hard Landscape Proposals – Plan Ref: CALA21645-12F 1 of 4
 Hard Landscape Proposals – Plan Ref: CALA21645-12F 2 of 4
 Hard Landscape Proposals – Plan Ref: CALA21645-12F 3 of 4
 Hard Landscape Proposals – Plan Ref: CALA21645-12F 4 of 4

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*18/01941/OUT (APPROVED)	Pebmarsh	Mr Sam Lees	Outline Application with all matters reserved - Proposed development of horse breeding facilities comprising erection of a quarantine barn, including change of use of land for the siting of a mobile home, Linkwood Stud, Catley Cross.

Councillor Harry Anderson, representing Pebmarsh 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>
*18/02151/FUL (APPROVED)	Black Notley	Mr Philip Bryant	Retrospective application for the retention of a wooden decking area to the rear of the property, with trellis screening and a wooden garden shed to the end of the rear garden, Lockets, 115 The Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*18/02239/FUL (APPROVED)	Belchamp St Paul	Mr Harry Middleditch	Development of three free-range poultry units, together with associated access, ranging area, landscaping and biomass generator,

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/00119/FUL (APPROVED)	Halstead	Joby Humm Braintree District Council	Creation of new Artificial Grass Pitch (AGP), installation of new 4.5m high ball stop fencing and entrance gates to AGP perimeter, installation of new 2.0m high and 1.2m high pitch perimeter barrier and entrance gates within AGP enclosure, installation of new hard standing areas, installation of new floodlight system, installation of new maintenance equipment store located within AGP enclosure, formation of grass mounds with screen planting around AGP boundary, Halstead Sports Centre, Colne Road.

142 PLANNING APPLICATIONS DEFERRED

DECISION: That the undermentioned planning applications be deferred to obtain further information from the applicant, including information about the number of car parking spaces; if there is a safe pedestrian route to the village from the site; how often events will be held at the site where children will be in attendance; what arrangements will be provided for people with disabilities to access the site; foul sewage arrangements and how often the septic tank will be emptied; the supply of water to the toilets and showers; and the supply of electricity to the toilet block and to heat the showers. 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>
*18/02165/FUL (DEFERRED)	Great Yeldham	Mr D Hilton Angling Couture Ltd.	Enlargement of two existing fishing lakes to create one larger fishing lake, creation of a parking area and laying of hardstanding, and change of use of the land for siting

of two mobile units to provide anglers' toilets and tools shed, Fishing Lakes, Great Yeldham Hall, Toppesfield Road.

Councillor Mrs Pat Slimming, 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>
*19/00058/FUL (DEFERRED)	Great Yeldham	Mr D Hilton	Retention of electricity supply and enclosure, Fishing Lakes, Great Yeldham Hall, Toppesfield Road.

Councillor Mrs Pat Slimming, representing Great Yeldham Parish Council, attended the meeting and spoke against this application.

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).

At the close of the meeting, the Chairman indicated that this was the last meeting of the Committee in the current Civic Year and Council Administration. The Chairman thanked Members of the Committee for their work and attendance and, in particular, she wished Councillor Lady Newton well for the future as she had decided not to stand for re-election. The Chairman thanked Officers also for their work and advice.

The meeting closed at 9.50pm.

Councillor Mrs W Scattergood
(Chairman)