

Minutes

Planning Committee 21st July 2020



This meeting was held in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 via Microsoft Teams and YouTube.

Present

Councillors	Present	Councillors	Present
J Abbott	Yes	Mrs I Parker	Yes
K Bowers	Yes	F Ricci	Yes
T Cunningham	Yes	Mrs W Scattergood (Chairman)	Yes
P Horner	Yes	Mrs G Spray	Yes (until 8.15pm)
H Johnson	Apologies	N Unsworth	Apologies
D Mann	Yes	J Wrench	Yes
A Munday	Yes		

36 DECLARATIONS OF INTEREST

INFORMATION: The following interest was declared:-

Councillor Mrs G Spray declared a disclosable pecuniary interest in Application No. 20/00259/FUL - 28 Tey Road, Earls Colne as she was a client of the applicant. Councillor Mrs Spray left the meeting and she did not take part when the application was considered and determined.

In accordance with the Code of Conduct Councillor Mrs Spray left the meeting when the application was considered.

37 MINUTES

DECISION: That the Minutes of the meetings of the Planning Committee held on 23rd June 2020 and 7th July 2020 be approved as a correct record.

38 QUESTION TIME

INFORMATION: There was one statement made about the following matter. The person who had registered to participate during Question Time had submitted a written statement in advance of the meeting and this was read to the Committee by

the Council's Governance and Member Services Officer immediately prior to the consideration of the application.

Application No. 20/00479/FUL - Pump House, adjacent to Ashbourne Cottage, Smeetham Hall Lane, Bulmer

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

39 **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>
*20/00032/FUL (APPROVED)	Wickham St Paul	Mr and Mrs Tarbin	Change of use of land to residential garden and erection of detached garage with accommodation above, Old House, Park Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/00229/HH (APPROVED)	Silver End	Miss Rose	Replacement of Crittall windows to front and side elevations with aluminium windows and new door, 29 Valentine Way.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/00259/FUL (APPROVED)	Earls Colne	Leon Mower	Erection of single-storey building in the rear garden for use as a Beauty Salon (Sui Generis), 28 Tey Road.

40 **PLANNING APPLICATION REFUSED**

DECISION: That the undermentioned planning application be refused for the reasons contained in the Planning Development Manager's report. 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>
*20/00479/FUL (REFUSED)	Bulmer	Mr A Hyde Parker	Demolition of existing garages and erection of two dwellinghouses, garages, access and landscaping and restoration of existing water pump station, Pump House, adjacent to Ashbourne Cottage, Smeetham Hall Lane.

41 **CONSERVATION AREA CHARACTER APPRAISALS – UPDATE ON PROGRESS**

INFORMATION: Consideration was given to a progress report on Conservation Area Character Appraisals.

It was reported that there were a number of Conservation Areas within the Braintree District and that in accordance with Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council was required to review these from time to time. Many of the Conservation Areas within the District had not been assessed for some time, but the Council had commissioned Essex County Council Place Services to undertake a series of Conservation Area Character Appraisals and Management Plans.

Table 1 of the report listed each of the Conservation Areas in the District including the date of their designation, if and when a review had been undertaken, and if a Management Plan existed. Four criteria were used by Braintree District Council to determine which Conservation Areas should be given priority for assessment. These were the length of time since the last appraisal; the number of listed buildings in the area; development pressure; and local requests.

It was reported that the Conservation Areas for Belchamp St. Paul, Birdbrook, Bures Hamlet, Castle Hedingham and Wethersfield had been designated in the late 1960s and early 1970s and had not been reviewed since. However, the Parishes of Belchamp St. Paul, Birdbrook, and Castle Hedingham were not subject to development pressure at the present time and Wethersfield Conservation Area was currently being reviewed.

Eight Conservation Areas were considered to be under pressure from development. These were Braintree Town Centre, Braintree Bradford Street, Bocking Church Street, Coggeshall, Cressing, Feering, Halstead Town Centre and Witham. Of these, Braintree Town Centre and Braintree Bradford Street were currently being reviewed and Cressing, Feering, Halstead and Witham had been subject to recent reviews.

Requests had been submitted for the review of the Conservation Areas for Earls Colne, Great Saling, Halstead and Hatfield Peverel and for a Conservation Area to be designated at Bardfield Saling.

DECISION: That the report be noted.

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 8.22pm.

Councillor Mrs W Scattergood
(Chairman)