

Minutes

Planning Committee 22nd October 2019



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	Apologies
H Johnson	Yes	N Unsworth	Yes
D Mann	Yes	J Wrench	Yes
A Munday	Yes		

Councillor Mrs J Beavis (until 8.30pm), Councillor S Hicks (until 7.55pm), Councillor D Hume (until 8.30pm), Councillor Mrs J Pell (until 8.30pm) and Councillor M Radley (until 8.30pm) were also in attendance.

38 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. 17/02227/FUL - Witham Railway Station, Albert Road, Witham as Councillor S Hicks, who was speaking during Question Time, 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. 19/00168/OUT - land West of Sudbury Road, Halstead as Councillor Mrs J Beavis, who was speaking during Question Time, was known to them as an Elected Member of Braintree District Council.

Councillor A Munday declared a pecuniary interest in Application No. 19/00168/OUT - land West of Sudbury Road, Halstead as he lived close to the proposed development site.

Councillor Munday declared a non-pecuniary interest in the same application as Councillor M Radley, who was speaking on behalf of Halstead Town Council during Question Time, was known to him.

Councillor Munday left the meeting when the application was considered and determined.

Councillor Mrs I Parker declared a non-pecuniary interest in Application Nos. 19/00504/FUL - The Old Hyde, Little Yeldham Road, Little Yeldham and 19/00505/LBC - The Old Hyde, Little Yeldham Road, Little Yeldham as Councillor P Gentry, who was speaking on behalf of Little Yeldham, Tilbury Juxta Clare and Ovington Parish Council during Question Time, was known to her. Councillor Mrs Parker stated that she had not discussed the application with Councillor Gentry.

Councillor J Wrench declared a non-pecuniary interest in Application No. 19/00168/OUT - land West of Sudbury Road, Halstead as he recognised members of the public who were in attendance at the meeting. Councillor Wrench stated that he had not been in communication with any of them regarding the 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.

39 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 8th October 2019 be approved as a correct record and signed by the Chairman.

40 **QUESTION TIME**

INFORMATION: There were nine 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. 17/02227/FUL - Witham Railway Station, Albert Road, Witham

Application No. 19/00168/OUT - land West of Sudbury Road, Halstead

Application No. 19/00504/FUL - The Old Hyde, Little Yeldham Road, Little Yeldham

Application No. 19/01275/HH - Jayden, New Road, Terling

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

41 **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, 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>
*17/02227/FUL (APPROVED)	Witham	Mr Marek Dowejko	Refurbishment of Albert Road Station entrance and new associated station building on eastern side of track, together with upgraded parking bays in the forecourt and improved cycle storage facilities, Witham Railway Station, Albert Road.

The Committee approved this application, subject to an additional Condition; and an additional Informative to Applicant as follows:-

Additional Condition

17. Prior to completion of the development details of signage to the taxi rank shall be submitted to and approved by the local planning authority.

Additional Information to Applicant

9. The applicant is asked to designate the two parking bays, outside the new station entrance, to be dedicated as a set-down / drop-off facility only.

Councillor Steven Hicks, Braintree District Ward Councillor for Witham North, attended the meeting and spoke in support of this application.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/00504/FUL (APPROVED)	Little Yeldham	Mr and Mrs Andrew Perkins	Conversion of redundant agricultural building to form 2 new dwellings and annexe to be used as ancillary accommodation to the existing dwelling The Old Hyde and construction of detached workshop building, The Old Hyde, Little Yeldham Road.

The Committee approved this application, subject to four additional Conditions and the amendment of the Approved Plans as follows:-

Additional Conditions

8. Prior to occupation of the development, visibility splays with dimensions of 2.4 metres by * metres (*visibility splay to be confirmed by Essex County Council Highways) as measured from and along the nearside edge of the carriageway shall be provided on the south-western side of the junction of Hydewood Road with Little Yeldham Road. The area within the sight splay shall be kept clear of any obstruction exceeding 600mm in height at all times.
9. Notwithstanding the submitted lighting details, any proposed external lighting to the site shall be submitted to, and approved in writing by, the local planning authority prior to installation. The details shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles, luminaire profiles and energy efficiency measures). All lighting shall be installed, maintained and operated in accordance with the approved details. There shall be no other sources of external illumination.
10. Notwithstanding the submitted details of refuse bins/recycling areas, prior to commencement of development details of the location and design of refuse bins, recycling materials storage areas and collection points shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details prior to the first occupation of each respective unit of the development and thereafter so maintained.
11. Prior to first occupation of the development hereby approved, details of all gates / fences / walls, or other means of enclosure shall be submitted to and approved in writing by the local planning authority. The details shall include position, design, height and materials of the enclosures. The enclosures as approved shall be provided prior to the occupation of the development hereby approved and shall be permanently maintained as such.

Amended Approved Plans

Plans to be deleted:-

Lighting Plan
Recycling/Waste Plan 17/LD3/01

Councillor Peter Gentry, representing Little Yeldham, Tilbury Juxta Clare and Ovington Parish Council, attended the meeting and spoke against this application.

A motion to defer 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>
*19/00505/LBC (APPROVED)	Little Yeldham	Mr and Mrs Andrew Perkins	Conversion of redundant agricultural building to form 2 new dwellings and annexe to be used as ancillary accommodation to the existing dwelling The Old Hyde and construction of detached workshop building, The Old Hyde, Little Yeldham Road.

A motion to defer 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>
*19/01107/VAR (APPROVED)	Witham	Mr Karl Barker	Variation of Condition 2 (Approved Plans) of permission 18/00476/VAR granted 17/07/18 for: Variation of Condition 2 of planning permission 14/01176/FUL (Erection of 2 bedroom dwelling). Variation would allow: - Internal reconfiguration of first floor to provide 3 bedrooms, Armond Cottage, Armond Road.

42 **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>
*19/00168/OUT (REFUSED)	Halstead	Gladman Developments Ltd	Outline planning permission for up to 200 residential dwellings (including 30% affordable housing), planting,

landscaping, public open space and children's play area and sustainable drainage system (SuDS). All matters reserved with the exception of access, land West of Sudbury Road.

Councillor Mick Radley, representing Halstead Town Council, attended the meeting and spoke against this application.

Councillor Mrs Joanne Beavis, Essex County Councillor for Halstead Division, attended the meeting and spoke against this application.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/01275/HH (REFUSED)	Terling	Mr and Mrs O'Shea	Demolition of existing garage and porch and construction of new storm porch, two storey side and rear extensions, Jayden, New 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 9.30pm.

Councillor Mrs W Scattergood
(Chairman)