

Minutes

Planning Committee

30th July 2019



Present

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

Councillor R van Dulken was also in attendance (until 8.15pm).

11 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

On behalf of Members of the Committee, Councillor F Ricci declared a joint non-pecuniary interest in Application No. 18/01906/FUL - Braintree Dental Centre, 9B - 9C Coggeshall Road, Braintree as the agent Mr John Baugh was an Elected Member of Braintree District Council and he was known to them.

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. 18/01902/VAR - Police Station, High Street, Great Yeldham and Application Nos. 18/02165/FUL and 19/00058/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 an Executive Member of Braintree Conservative Association and he was known to some of them.

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.

12 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 16th July 2019 be approved as a correct record and signed by the Chairman.

13 **QUESTION TIME**

INFORMATION: There were eleven 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. 18/01902/VAR - Police Station, High Street, Great Yeldham

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

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

Application No. 19/00110/FUL - Freezes Farm, North Street, Steeple Bumpstead

Application No. 19/00523/FUL - Land at Bury Lane, Hatfield Peverel

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

14 **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>
*18/01902/VAR (APPROVED)	Great Yeldham	Mr Dixie Walker	Change of use from Police Station to residential (8 no. self contained units) incorporating extensions and conversion - Variation of Conditions 2,3,4 and 5 of 17/01958/FUL to allow amended design and no. of windows and doors, change of external finish and altered roof form to rear extension - (Retrospective), Police Station, High Street.

The Committee approved this application, subject to the amendment of Condition No. 12 as follows:-

Amended Condition

12. The two first floor windows on the southern elevation of the building serving the lounge/kitchen to Flat 8 as shown on Drawing No. S/9844/2 version D are not approved. Prior to the first occupation of Flat 8 the existing windows shall be removed and replaced with obscure glazed windows with obscure glass to a minimum of level 3, shall be non-opening and shall be so retained at all times.

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>
*18/01906/FUL (APPROVED)	Braintree	Dr Adrian Mohseni	Addition of second floor extension to provide new administrative office and associated works, Braintree Dental Centre, 9B - 9C Coggeshall Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*18/02165/FUL (APPROVED)	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.

The Committee approved this application, subject to the amendment of Condition Nos. 5, 7 and 8, the deletion of Condition No. 6, three additional Conditions, an additional Information to Applicant and the amendment of the Approved Plans as follows:-

Amended Conditions

5. Details of the construction and surfacing of the access road and car park shall be submitted to and approved by the local planning authority prior to implementation of the completed development. No unbound material shall be used in the surface treatment of the vehicular access within 15 metres of the highway boundary.
7. (New Condition No. 6)
All ecological measures and/or works shall be carried out in accordance with the details contained in the Supplementary Ecology letter (7th August 2018, Skilled Ecology) as already submitted with the planning application. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out in accordance with the approved details.
8. (New Condition No. 7) (Amendment to Condition No. only)
To avoid disturbance to nesting birds, vegetation removal should take place outside of the bird nesting season (between 1st March to 31st August inclusive), or if this is not possible a check for nesting birds must commence prior to any works being undertaken, by a suitably qualified ecologist. Any active nesting sites found must be cordoned-off and remain undisturbed until young birds have fledged. (This should include ground nesting birds on/in buildings also).

The applicant is reminded that under the Wildlife and Countryside Act 1981 (as amended), it is an offence to remove, damage, or destroy the nest of any wild bird while that nest is in use or being built.

Deleted Condition

6. Prior to works commencing, a long-term Ecological Management Plan should be written to note in detail how the management and improvements to the site will be carried out and continued. This shall be submitted to and approved in writing by the local planning authority. The Ecological Management Plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

Additional Conditions

8. (New Condition No. 8)
Prior to implementation of the completed development, the 'Precautionary Measures' as set out at paragraph 5.1.3 of the 'Preliminary Ecological Appraisal Including a Protected Species Assessment' by Skilled Ecology Ltd, dated April 2018 shall be implemented so as to minimise the risk of impacts to bats.
14. Prior to the commencement of development, details of the change of levels to the area demarcated for the deposit of spoil (from the earthworks to form a single lake) shown on drawing SA29622 Rev E shall be submitted to and approved in writing by the local planning authority. Once agreed, the deposit of spoil shall be carried out in accordance with these details.
15. There shall be no means of external illumination installed on any part of the site in association with the approved development without the prior approval of the local planning authority.

Additional Information to Applicant

6. The applicant be advised to consider installing life-saving equipment at various points around the lake.

Amended Approved Plans

Location Plan	Plan Ref: SA 29622 01
Site Plan	Plan Ref: SA 29622 02
Block Plan	Plan Ref: SA 29622 03
Flood Zone Areas and Earth Movement Plan	Plan Ref: SA 26922 04 Rev E
Proposed Elevations	Plan Ref: SA 29622 10

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>
*19/00058/FUL (APPROVED)	Great Yeldham	Mr D Hilton	Retention of 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>
*19/00110/FUL (APPROVED)	Steeple Bumpstead	Mr Robert Suckling	Use of a Shepherd's hut at the rear of Freezes Barns for one day a week trading as a catering business, installation of a pizza oven and use of the existing water tank to provide pizzas as part of farm diversification project, Freezes Farm, North Street.

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

Amended Approved Plans

Location Plan
Block Plan
Site Plan
Elevations of pizza oven
Elevations of Shepherd's hut
Photograph of trailer

15 **PLANNING APPLICATION DEFERRED**

DECISION: That the undermentioned planning application be deferred to enable consultation to be undertaken with Essex County Fire Service and Network Rail, and to ask the applicant if alternative measures for the provision of fuel have been investigated, and to provide examples of locations in proximity to residential properties where similar installations have been made. 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>
*19/00523/FUL (DEFERRED)	Hatfield Peverel	Countryside Properties (UK) Ltd	Installation of underground Calor gas tanks and associated engineering works, landscaping and infrastructure to supply the dwellings approved under 17/00973/FUL, land at Bury Lane.

Councillor Mike Renow, representing Hatfield Peverel 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).

The meeting closed at 9.10pm.

Councillor Mrs W Scattergood
(Chairman)