

Minutes

Planning Committee

4th August 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 (until 8.28pm)	Mrs I Parker	Apologies
K Bowers	Yes	F Ricci	Yes
T Cunningham	Yes (until 8.53pm)	Mrs W Scattergood (Chairman)	Yes
P Horner	Yes	Mrs G Spray	Yes
H Johnson	Yes	N Unsworth	Yes (from 7.57pm)
D Mann	Yes	J Wrench	Apologies
A Munday	Yes		

42 DECLARATIONS OF INTEREST

INFORMATION: The following interests were declared:-

Councillor J Abbott declared an enhanced non-pecuniary interest in Application No. 20/00539/FUL - Land to the South East, Rickstones Farm, Rickstones Road, Rivenhall as he was the Chairman of Rivenhall Parish Council which had objected to the proposal and he had been present at the Parish Council meeting when the application had been discussed.

Councillor Abbott did not take part in the meeting when this application was considered and determined. Councillor Abbott was also not present at the meeting when the applications in Part B of the Agenda were considered, namely Application No. 20/00492/LBC - Town Hall Centre, Fairfield Road, Braintree and Application No. 20/00550/HH - 5 The Kennels, Earls Colne.

Councillor T Cunningham declared an enhanced non-pecuniary interest in Application No. 20/00492/LBC - Town Hall Centre, Fairfield Road, Braintree in his role as Cabinet Member for Economic Development and Infrastructure and because of the association of the application with the Council's redevelopment project for Manor Street, Braintree.

Councillor Cunningham did not take part in the meeting when this application was considered and determined. Councillor Cunningham was also not present at the

meeting when the remaining application in Part B of the Agenda was considered, namely Application No. 20/00550/HH - 5 The Kennels, Earls Colne.

Councillor A Munday declared a non-pecuniary interest in Application No. 20/00550/HH - 5 The Kennels, Earls Colne as the applicant's agent was known to him.

Councillor Mrs G Spray declared a non-pecuniary interest in Application No. 20/00550/HH - 5 The Kennels, Earls Colne as she had called-in the application and she had given the applicant some practical advice in terms of process.

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.

43 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 21st July 2020 be approved as a correct record.

44 **QUESTION TIME**

INFORMATION: There were six statements made about the following matters. Those people who had registered to participate during Question Time had submitted written statements in advance of the meeting and these were read to the Committee by the Council's Governance and Member Services Officer immediately prior to the consideration of the applications.

Application No. 19/01590/FUL - 9-13 Church Street, Coggeshall
Application No. 19/01591/LBC - 9-13 Church Street, Coggeshall
Application No. 20/00456/VAR - Land South of Hedingham Road, Bulmer
Application No. 20/00539/FUL - Land to the South East, Rickstones Farm, Rickstones Road, Rivenhall
Application No. 20/00550/HH - 5 The Kennels, Earls Colne

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

45 **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>
*19/01590/FUL (APPROVED)	Coggeshall	T Rippon & Sons (Holdings) Limited	Refurbishment and change of use of three commercial units with two associated first floor flats, to form: - 1 No. 3 bed dwelling; 1 No. first floor 1 bed flat; 1 No. commercial unit at ground floor; and 1 No. commercial unit at ground and first floor, 9 - 13 Church Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/01591/LBC (APPROVED)	Coggeshall	T Rippon & Sons (Holdings) Limited	Works to facilitate the refurbishment and change of use of three commercial units with two associated first floor flats, to form: - 1 No. 3 bed dwelling; 1 No. first floor 1 bed flat; 1 No. commercial unit at ground floor; and 1 No. commercial unit at ground and first floor, 9 - 13 Church Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/01957/FUL (APPROVED)	Black Notley	Golfwise Ltd	Erection of single-storey driving range shelter on concrete slab, with 2 x 15m lengths of netting at 10m in height, The Notleys Golf Club, Witham Road.

The Committee approved this application, subject to the amendment of Condition No. 5 and an additional Condition as follows:-

Amended Condition

5. Notwithstanding the provisions of the Town and Country Planning (General

Permitted Development) (England) Order 2015 no floodlights shall be installed.

Additional Condition

7. Details of any proposed internal lighting to the driving range building hereby approved shall be submitted to, and approved in writing by, the local planning authority prior to installation. The details shall include a schedule of the equipment to be used and include details of luminaire type, 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 internal or external illumination.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/00456/VAR (APPROVED)	Bulmer	Mr E Whittle	Variation of Condition 2 Approved Plans of permission 19/01516/FUL granted 21/02/20 - Proposed agricultural building. Amendment would allow resiting of the building 5m north west, land South of Hedingham Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/00492/LBC (APPROVED)	Braintree	Mr A Epsom Braintree District Council	Repair and refurbishment of existing gates to the library and Fairfield Road elevation, Town Hall Centre, Fairfield Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/00539/FUL (APPROVED)	Rivenhall	Bellway Homes Limited	Temporary change of use of land (for a period of 2 years) from agriculture to car park, with vehicular access from Forest Road only and a pedestrian bridge and path leading to Rectory Lane, for

contractors working on the land south of Rickstones Road (in relation to planning permission ref. 18/00947/OUT), land to the South East, Rickstones Farm, Rickstones Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/00550/HH (APPROVED)	Earls Colne	Mr and Mrs Jeffreys	Two-storey side and rear extension, 5 The Kennels.

The Committee approved this application against the Planning Development Manager's recommendation for refusal, subject to the following Approved Plans, Conditions and Information to Applicant:-

Approved Plans

Existing Plans	Plan Ref: 19-099-AS-1 rev.A
Proposed Plans	Plan Ref: 19-099-AS-2 rev.B

Conditions

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed above.
3. Construction of the extension/alterations to the dwelling shall not be commenced until samples of the materials to be used on the external surfaces have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved samples.
4. Construction of the extension/alterations to the dwelling shall not be commenced until additional drawings that show details of proposed new windows, doors, eaves, verges and cills to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. Development shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Information to Applicant

1. Please note that in accordance with Government Legislation a formal

application must be made to the local planning authority when submitting details in connection with the approval of details reserved by a condition. Furthermore, a fee of £34 for householder applications and £116 for all other types of application will be required for each written request. Application forms can be downloaded from the Council's web site www.braintree.gov.uk

2. Your attention is drawn to the need to discharge conditions before development starts where it is a requirement of the condition/s. Development will be treated as having been commenced when any material change of use or material operation has taken place, pursuant to Section 56 of the Town and Country Planning Act 1990. A material operation means any work of construction in the course of the erection of a building, including: the digging of a trench which is to contain the foundations, or part of the foundations of a building; the laying of any underground main or pipe to a trench, the foundations, or part of the foundations of a building; any operation in the course of laying out or constructing a road or any part of a road; and any work of demolition of a building. If development begins before the discharge of such conditions then those conditions cannot be discharged and a breach of planning control will have occurred, which may result in enforcement action being taken.

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 start of the meeting was delayed until 7.26pm due to a technical problem associated with the connection to the Council's YouTube channel.

The meeting closed at 9.18pm.

Councillor Mrs W Scattergood
(Chairman)