

Minutes

Planning and Licensing Committee Tuesday, 19th July, 2016

Attendance

Cllr McCheyne (Chair)	Cllr Mrs Hubbard
Cllr Ms Rowlands (Vice-Chair)	Cllr Keeble
Cllr Barrell	Cllr Morrissey
Cllr Bridge	Cllr Newberry
Cllr Faragher	

Apologies

Cllr Mrs Middlehurst
Cllr Mrs Murphy
Cllr Mynott

Substitute Present

Cllr Mrs Davies
Cllr Wiles

Also Present

Cllr Parker
Cllr Mrs Fulcher

Officers Present

Claire Mayhew	Governance and Member Support Officer
Caroline McCaffrey	Development Management Team Leader
Christine Stephenson	Planning Solicitor
Steve Summers	Group Manager In-House Services
Daniel Toohey	Monitoring Officer
Phil Drane	Planning Policy Team Leader
Mike Ovenden	Consultant Principal Officer
Charlotte White	Senior Planning Officer
David Carter	Senior EHO (Team Leader)
Pauline McAllister	Principal Urban Design and Heritage Officer
Brendan Johnston	Highways Representative

100. Apologies for Absence

Apologies were received from Cllr Mrs Murphy, Cllr Wiles was present as a substitute, Cllr Mynott, Cllr Mrs Davies was present as a substitute and Cllr Mrs Middlehurst, no substitute was present.

101. Minutes of the Previous Meeting

The minutes of the Planning and Licensing Committee of 29th June 2016 were approved and signed as a true record.

102. Minutes of the Licensing Appeals Sub Committee

The minutes of the Licensing Appeals Sub Committee were approved and signed as a true record.

103. Variation on the Order of the Agenda

RESOLVED, that item 8, 88 Woodman Road, Warley, Brentwood, Application No.16/00593/FUL be debated after Item 4.

104. The Essex County Council Developers' Guide to Infrastructure Contributions - Revised Edition 2016

Essex County Council has recently published a new edition of the Developers' Guide to Infrastructure Contributions. The guide has been produced in consultation with key stakeholders.

The guide details the scope and range of contributions towards infrastructure which Essex County Council may seek from developers and land owners in order to make development acceptable in planning terms. Brentwood Borough Council will be able to refer to the guide when providing pre-application advice and determining planning applications.

A motion was **MOVED** by Cllr McCheyne and **SECONDED** by Cllr Ms Rowlands to agree the recommendation set out in the report.

A vote was taken by a show of hands it was **RESOLVED UNANIMOUSLY**.

1. To formally acknowledge the Essex County Council Developers' Guide to Infrastructure Contributions – Revised Edition 2016, as attached at Appendix A, as a material consideration for the purposes of determining planning applications.

REASON FOR RECOMMENDATION

Acknowledgement of the Essex County Council Developers' Guide to Infrastructure Contributions will assist our Planning Development Management Team in negotiating contributions required for necessary infrastructure to make proposed development acceptable in planning terms. This guide will also be relevant for major development proposals within the emerging Brentwood Local Development Plan once adopted.

105. 88 WOODMAN ROAD WARLEY ESSEX CM14 5AZ APPLICATION NO: 16/00593/FUL

Mrs Gibson, was present and addressed the committee in objection of the application.

Mrs Minny, the Applicant, was also present and addressed the committee in support of the application.

A motion was **MOVED** by Cllr Barrell and **SECONDED** by Cllr Wiles to approve to application.

A vote was taken by a show of hands.

FOR: Cllrs Barrell, Bridge, Faragher, Wiles, Mrs Davies, Keeble, Ms Rowlands and McCheyne (9)

AGAINST: Cllrs Newberry and Morrissey (2)

ABSTAIN: (0)

RESOLVED that planning permission is **APPROVED**, subject the following conditions.

1 TIM01 Standard Time - Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

3 MAT03 Materials to match

The materials to be used in the construction of the external surfaces of the building hereby permitted shall match those used in the existing building.

Reason: In order to safeguard the character and appearance of the area.

4 U13431

The first floor flank roof lights within both the eastern and western side elevations shall:- either 1) be 1.7 metres in height from the floor of the room in which the windows are installed to the cill of the windows, or 2) if this is not the case be- a) glazed using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration and b) non-opening below a height of 1.7m above the floor of the room in which the window is installed. The windows shall be installed prior to the first occupation of the building or use of the room of which the window(s) is installed. Those windows shall remain so glazed and non-openable. (Note the application of translucent film to clear glazed windows does not satisfy the requirements of this condition).

Reason: In order to prevent an unacceptable degree of overlooking of nearby residential properties.

(Cllr Morrissey declared a non-pecuniary interest under the Council's Code of Conduct by virtue of her working for a local Estate Agent).

(Under 5.2 of the Constitution, Cllr Hubbard was unable to participate in the vote as she referred this item to the Committee).

(Cllr Hubbard declared a pecuniary interest under the Councils Code of Conduct by virtue of being the applicant's neighbour. She therefore didn't take part in the debate or voting on this item and left the chamber).

**106. CAR PARK AT SAINSBURYS WILLIAM HUNTER WAY BRENTWOOD
ESSEX APPLICATION NO: 16/00507/FUL**

Ms Huett, Applicant Representative was present and addressed the Committee in support of the application.

Cllr Barrell, requested that adequate disabled facilities are provided.

A motion was **MOVED** by Cllr Bridge and **SECONDED** by Cllr Faragher to approve to application.

A recorder vote was requested in accordance with Rule 9.5 of the Council procedure rules.

FOR: Cllrs Barrell, Bridge, Faragher, Wiles, Ms Rowlands and
McCheyne (6)

AGAINST: Cllrs Newberry, Mrs Hubbard, Morrissey, Mrs Davies and
Keeble (5)

ABSTAIN: (0)

RESOLVED that application is **APPROVED** subject to the following conditions and delegated authority to the Development Management Team Leader in agreement with the Chair of Planning and Licensing Committee relating to the landscaping, cladding, provision of measures for disabled motorist, air quality control and detailed layout of car park.

1 Standard Time - Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Accordance with the approved drawing(s)

Unless otherwise required by this permission the development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

3 Samples of the materials

Notwithstanding the details indicated in the application, the erection of the new car park deck shall not commence until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the character and appearance of the area.

4 Parking dimensions

Vehicular parking spaces shall be provided each with minimum dimensions of 2.5 metres x 5.0 metres and 6m aisles between parking rows.

Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety.

5 Scheme of hard and soft landscaping

Prior to the commencement of the erection of the new car parking deck a scheme of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall indicate the existing trees shrubs and hedgerows to be retained, the location, species and size of all new trees, shrubs and hedgerows to be planted or transplanted, those areas to be grassed and/or paved. The landscaping scheme shall include details of all surfacing materials and existing and proposed ground levels. The landscaping scheme shall be completed in

accordance with a programme to be agreed in writing by the local planning authority. Any newly planted tree, shrub or hedgerow or any existing tree, shrub or hedgerow to be retained, that dies, or is uprooted, severely damaged or seriously diseased, within five years of the completion of the development, shall be replaced within the next planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation.

Reason: In order to safeguard and enhance the character and appearance of the area.

6 Protection of trees

All trees and hedges to be retained, including trees outside the site whose canopies overhang the site, shall be protected by strong fencing, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

Reason: In order to protect trees and hedges of importance to safeguard the character and appearance of the area.

7 Revised Construction Method Statement

No development shall take place, including any works of demolition, until a revised Construction Method Statement has been submitted to, and approved in writing by, the local planning authority to provide the following information: The Construction Statement shall be revised to state noise limits at the site boundary to protect the local amenity. This should be undertaken in accordance with BS 5228-1:2009 - Code of practice for noise and vibration on construction and open site and approved with the Local Authority prior to any development commencing.

The approved Statement shall be adhered to throughout the construction period.

Reason: In the interests of highway safety, visual and neighbour amenity.

8 Lighting details

No lighting shall be erected until details of the lights, (including times of illumination) and external illuminations, including measures to control light spillage, have been submitted to the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the amenity of neighbours and the character of the area.

9 Revised Construction Statement

No development shall take place, including any works of demolition, until a revised Construction Statement has been submitted to, and approved in writing by, the local planning authority to provide the following information: Mitigation measures to be taken with regards to dust production during the demolition and construction phases.

The approved Statement shall be adhered to throughout the construction period.

Reason: In the interests of neighbour amenity.

10 Detailed surface water drainage scheme

The erection of the new car park deck shall not take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented prior to occupation and should include but not be limited to:

- A maximum discharge rate of 15l/s for all events up to and including the 1 in 100 year plus 20% climate change, in line with the strategy proposed in the revision c of the surface water drainage strategy statement.
- The provision of 950m³ of attenuation storage
- Appropriate treatment for run off leaving the site, in line with the CIRIA SuDS, manual C753. Where possible the performance of proprietary devices should be rated according to the index based approach in this document.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site; to ensure the effective operation of SuDS features over the lifetime of the development and to provide mitigation of any environmental harm which may be caused to the local water environment

11 Surface water maintenance plan

No part of the new car parking deck shall be used until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Reason

To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

(Cllr Morrissey declared a non-pecuniary interest under the Council's Code of Conduct by virtue of her working for a local Estate Agent).

**107. PERI LTD WARLEY STREET LITTLE WARLEY ESSEX CM13 3JZ
APPLICATION NO: 16/00152/FUL**

Mrs James was present and addressed the committee in support of the application.

Mr Driscoll, the Agent was also present and addressed the committee in support of the application.

Cllr Mrs Hubbard, send in a letter of support and therefore is unable to vote on this item under 5.2 of the Constitution. However, as a Ward Member, Cllr Hubbard was allowed to address the committee in support of the application.

Cllr Barrell, Ward Member spoke in support of the application and was positive about the increase in jobs within the Borough. The only concerns expressed were extra screening of the building from Woodlands Schools by a tree line and that heavy construction vehicles above 7 tonnes are directed to the site via the A127, not through Brentwood and Warley.

A motion was **MOVED** Cllr Barrell and **SECONDED** by Cllr McCheyne to approve the application.

A vote was taken by a show of hands.

FOR: Cllr Barrell, Bridge, Faragher, Wiles, Newberry, Morrissey, Mrs Davies, Keeble, Ms Rowlands and McCheyne (10)

AGAINST: (0)

ABSTAIN: (0)

RESOLVED UNANIMOUSLY that application is **APPROVED** subject to the following conditions and amendments to Condition 5 to include landscaping specific to Woodlands Schools and Condition 18 to include details of routing of construction vehicles.

1 TIM01 Standard Time - Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

3 U13589

No development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the character and appearance of the area.

4 U13590

No development above ground level shall take place until additional drawings that show details of proposed new windows and doors to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in strict accordance with the approved details.

Reason: In order to safeguard the character and appearance of the area.

5 U13591

No development above ground level shall take place until a scheme of hard and soft landscaping has been submitted to and approved in writing by the local planning authority. The submitted scheme shall indicate the existing trees shrubs and hedgerows to be retained, the location, species and size of all new trees, shrubs and hedgerows to be planted or transplanted and those areas to be grassed and/or paved. The landscaping scheme shall include details of all hard-surfacing materials to be utilised. The landscaping scheme shall be completed during the first planting season after the date on which any part of the development is commenced or in accordance with a programme to be agreed in writing by the local planning authority. Any newly planted tree, shrub or hedgerow or any existing tree, shrub or hedgerow to be retained, that dies, or is uprooted, severely damaged or seriously diseased, within five years of the completion of the development, shall be replaced within the next planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation.

Reason: In order to safeguard and enhance the character and appearance of the area.

6 U13592

Notwithstanding the Town and Country Planning Act 1990 or the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any subsequent re-enacting Acts or Orders) no additional

floodlighting or any other form of external lighting shall be provided on the site without the further formal consent of the local planning authority.

Reason: To safeguard the living conditions of nearby residents.

7 U13593

No development above ground level shall take place until additional drawings that show full details of proposed barriers, sliding access gate and substation have been submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with the approved details.

Reason: In order to safeguard the character and appearance of the area and the setting of the adjoining Listed Buildings.

8 BOU09 No walls or fences - except as approved

Notwithstanding the Town & Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification), and with the exception of those approved as part of this permission, no walls, fences or other means of enclosure shall be erected within the application site.

Reason: In the interests of safeguarding the character and appearance of the area.

9 U13594

The existing building(s) or parts of buildings on the site indicated on the approved drawings and/or specifications for demolition shall be demolished and all materials arising shall permanently removed from the site within 6 months of the first occupation of any part of the development hereby permitted.

Reason: In the interests of maintaining the openness of the Green Belt.

10U13595

No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented prior to occupation.

The scheme shall include:

- Groundwater testing and infiltration testing in line with BRE 365. If infiltration is found not be viable, run-off should be restricted to the 1 in 1 greenfield rate
- Attenuation storage for the 1 in 100 inclusive of climate change storm event.
- An appropriate amount of treatment in line with the CIRIA SuDS Manual C53.
- A drainage plan highlighting final exceedance and conveyance routes, location and sizing of storage features, discharge/infiltration rates and outfall/s from the site.

Reason:

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment
- This issue is fundamental to the development hereby permitted and the application as submitted provides insufficient information to demonstrate that the proposal would not be unacceptably harmful in this regard. In the absence of a condition requiring the approval of these matters before the commencement of the development it would have been necessary to refuse planning permission.

11U13596

No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: The National Planning Policy Framework paragraph 103 states that local planning authorities should ensure flood risk is not increased elsewhere by development.

Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of top soils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development. This issue is fundamental to the development hereby permitted and the application as submitted provides insufficient information to demonstrate that the proposal would not be unacceptably harmful in this regard. In the absence of a condition requiring the approval of these matters before the commencement of the development it would have been necessary to refuse planning permission.

12U13597

No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Reason: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

This issue is fundamental to the development hereby permitted and the application as submitted provides insufficient information to demonstrate that the proposal would not be unacceptably harmful in this regard. In the absence of a condition requiring the approval of these matters before the commencement of the development it would have been necessary to refuse planning permission.

13U13598

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan.

These must be available for inspection upon a request by the Local Planning Authority.

Reason: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

14U13599

A remediation scheme to bring the site to a suitable condition in that it represents an acceptable risk shall be submitted to the Local Planning Authority for approval prior to the commencement of any development of the site. The agreed remediation scheme will be implemented prior to the commencement of any other part of this planning permission (unless the scheme or parts of it require commencement of other parts of the permission). Formulation and implementation of the remediation scheme shall be undertaken by competent persons and in accordance with the Essex Contaminated Land Consortium's Land Affected by Contamination: Technical Guidance for Applicants and Developers. Such agreed measures shall be implemented and completed to the satisfaction of the Local Planning Authority prior to the commencement of any development of the site.

Reason: In the interests of the occupiers of the site. This issue is fundamental to the development hereby permitted and the application as submitted provides insufficient information to demonstrate that the proposal would not be unacceptably harmful in this regard. In the absence of a condition requiring the approval of these matters before the commencement of the development it would have been necessary to refuse planning permission.

15U13600

Should contamination be found that was not previously identified during any stage of the application hereby approved or not considered in the remediation scheme that contamination shall be made safe and reported immediately to the local planning authority. The site shall be re-assessed and a separate remediation scheme shall be submitted for approval by the Local Planning Authority. Such agreed measures shall be implemented and completed to the satisfaction of the Local Planning Authority prior to the commencement of any development of the site.

Reason: In the interests of the occupiers of the site.

16U13601

The developer shall notify the Local Planning Authority in writing of impending completion of the remediation works within one month of the completion of the said works. Within four weeks of completion of such works a validation report undertaken by competent persons in accordance with the Essex Contaminated Land Consortium's Land Affected by Contamination: Technical Guidance for Applicants and Developers related to the agreed remediation measures shall be submitted to the Local Planning Authority for approval. There shall be no residential occupation of the site or beneficial occupation of the office building hereby permitted until the Local Planning Authority has approved the validation report in writing.

Furthermore, prior to occupation of any property hereby permitted, the developer shall submit to the Local Planning Authority a signed certificate to confirm that there mediation works have been completed in accordance with the documents and plans detailed in the conditions above.

Reason: In the interests of the occupiers of the site.

17U13602

No development or preliminary groundwork's of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority'.

Reason: To enable archaeological records to be made if necessary on a site that lies within an area of known archaeological interest. This issue is fundamental to the development hereby permitted and the application as submitted provides insufficient information to demonstrate that the proposal would not be unacceptably harmful in this regard. In the absence of a condition requiring the approval of these matters before the commencement of the development it would have been necessary to refuse planning permission.

18U13603

No development shall take place, including any ground works or demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. wheel and underbody washing facilities.

Reason: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not

brought out onto the highway in the interests of highway safety. This issue is fundamental to the development hereby permitted and the application as submitted provides insufficient information to demonstrate that the proposal would not be unacceptably harmful in this regard. In the absence of a condition requiring the approval of these matters before the commencement of the development it would have been necessary to refuse planning permission.

19U13604

The vehicular access, as shown in drawing no 165:14, shall be at ninety degrees to the B186 carriageway.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety.

20U13605

The new site access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 120 metres to the compass point in both directions, as measured from and along the nearside edge of the carriageway.

Such vehicular visibility splays shall be provided before the site access is first used by vehicular traffic and retained free of any obstruction at all times.

Reason: To provide adequate inter-visibility between vehicles using the road junction / access and those in the existing public highway in the interest of highway safety.

21U13606

The existing site access shall be removed and full height footway / kerbing provided immediately the new site access is brought into first beneficial use.

Reason: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety.

22U13607

The vehicle parking area as indicated in the approved plans shall be hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the local planning authority.

Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided.

23U13608

Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres with a 6 metre aisle between rows.

Reason: To prevent on-street parking, in the interests of highway safety.

24U13609

The cycle parking facilities as shown on the approved plans shall be covered and secured, and are to be provided prior to the first occupation of the development and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity.

25U13610

Prior to first beneficial use of the proposal, a minimum 2 metre wide footway access shall be provided at the new site access together with dropped kerbs and tactile paving on both sides of the B186 as shown in drawing no 165:14.

Reason: To facilitate pedestrian movements to / from the site in the interest of highway safety and accessibility.

26U13611

Prior to first beneficial use of the proposal, the existing bus stops on both sides of the B186 to the north of the site shall be improved. Improvements shall include raised kerbs at the bus stops, dropped kerbs to facilitate pedestrian and wheelchair access, a hard-standing area on the eastern side of the carriageway and poles, flags and timetables at both stops. N.B. Due to the presence of drainage, the northbound stop will need to be relocated further north, i.e. closer to the southbound stop.

Reason: To encourage trips by public transport in the interest of accessibility.

27U13612

There shall be no discharge of surface water onto the highway.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

28U13613

The travel plan as approved shall be monitored and reviewed at the end of years 1, 3 and 5 and a copy of that review and action plan arising shall be submitted to the Local Planning Authority. The means described in the action plan shall be implemented in the time period identified.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport.

(Under Part 5.2 of the Council Constitution, Cllr Mrs Hubbard was not able to vote on this application).

(Cllr Morrissey declared a non-pecuniary interest under the Council's Code of Conduct by virtue of her working for a local Estate Agent).

**108. DEVELOPMENT SITE AT FORMER MOUNTNESSING SCRAP YARD
ROMAN ROAD MOUNTNESSING ESSEX APPLICATION NO:
16/00713/REM**

A motion was **MOVED** by Cllr Wiles and **SECONDED** by Cllr McCheyne to approve the application, subject to the conditions as set out in the officer's report.

A vote was taken by a show of hands.

FOR: Cllr Barrell, Bridge, Faragher, Wiles, Newberry, Mrs Hubbard, Morrissey, Mrs Davies, Keeble, Ms Rowlands and McCheyne
(11)

AGAINST: (0)

ABSTAIN: (0)

RESOLVED UNANIMOUSLY that the application is **APPROVED** subject to the following conditions:-

1 DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

2 U13560

No development above ground level shall take place until a sample panel of the proposed brickwork of no more than 500mm in height has been erected on site and subsequently been approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the character and appearance of the area.

3 U13561

No development above ground level shall be undertaken until additional drawings showing details of the proposed windows and eaves 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. The development shall be carried out in strict accordance with the approved details.

Reason: In order to safeguard the character and appearance of the area.

4 U13562

The proposed site access roads to both north and south developments shall have a minimum width of 5.5 metres with two x 2.0 metre width pedestrian footways.

Reason: In the interest of highway safety.

5 U13563

The access road to the B1 land use area shall have a minimum width of 5.0 metres for the first 6.0 metres from the main site access road.

Reason: In the interest of highway safety.

6 U13564

Cycle parking facilities shall be provided in accordance with the EPOA Parking Standards for all dwellings without a private garage. The approved facilities shall be secure, convenient, covered and provided prior to occupation and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity.

7 U13565

Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres.

Reason: To prevent on-street parking, in the interests of highway safety.

(Cllr Morrissey declared a non-pecuniary interest under the Council's Code of Conduct by virtue of her working for a local Estate Agent).

109. EXCLUSION OF THE PRESS AND PUBLIC

A motion was **MOVED** by Cllr McCheyne and **SECONDED** by Cllr Ms Rowlands. A vote was taken by a show of hands and it was **RESOLVED** that the press and public be excluded and the following item be considered in private session on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 1 to Schedule 12A to the Local Government Act 1972 (namely information relating to individuals).

110. COTTAGE GARDEN, BEADS HALL LANE, PILGRIMS HATCH, ESSEX, CM15 9PQ APPLICATION NO: 14/01069/FUL

Mrs Simpson, was present and addressed the committee in support of the application and left the chamber after her 3 mins.

A motion was **MOVED** Cllr Wiles and **SECONDED** by Cllr Newberry to **APPROVE** the application subject to the signing of an amended s106 agreement, within 6 weeks of the date of this meeting.

Conditions for the decision notice to be delegated to the Development Management Team Leader in consultation with the Chair of Planning & Licensing Committee.

A vote was taken by a show of hands and it was **RESOLVED UNANIMOUSLY**.

(For personal reasons Cllr Barrell did not wish to take part in the debate or vote and left the chamber).

(Cllr Morrissey declared a non-pecuniary interest under the Council's Code of Conduct by virtue of her working for a local Estate Agent).

111. Urgent Business

There were no items of Urgent Business.

The meeting concluded at 21.38