



Agenda

Planning and Licensing Committee

Wednesday, 8 March 2017 at 7.00 pm
Council Chamber - Town Hall

Membership (Quorum – 4)

Cllrs McCheyne (Chair), Ms Rowlands (Vice-Chair), Bridge, Faragher, Mrs Hubbard, Keeble, Mrs Middlehurst, Morrissey, Mrs Murphy, Mynott, Newberry and Ms Sanders

Agenda Item	Item	Wards(s) Affected	Page No
1.	Apologies for Absence		
2.	Minutes of the Previous Meeting		5 - 12
3.	Minutes of the Licensing Appeals Sub Committee		13 - 16
4.	Parklands, Rockwood, Magdalen, Longmeads, The Leylands and Woodfie, 1 to 6 Woodfield Cottages, South East of High Street, High Street, Ingatestone, Essex Application No. 16/01809/OUT	Ingatestone, Fryerning and Mounthesing	17 - 32
5.	Land adjacent to Landings, Outings Lane, Doddinghurst, Essex Application No. 16/00727/OUT	Brizes & Doddinghurst	33 - 42
6.	1 Floral Bungalow, Hunters Chase, Hutton, Essex CM13 1SN Application No. 16/01820/FUL	Hutton East	43 - 50

7. **Urgent Business**

A handwritten signature in black ink, appearing to read 'P. L. R. B.', with a large, sweeping underline stroke.

Head of Paid Service

Town Hall
Brentwood, Essex
28.02.2017

Information for Members

Substitutes

The names of substitutes shall be announced at the start of the meeting by the Chair and the substitution shall cease at the end of the meeting.

Where substitution is permitted, substitutes for quasi judicial/regulatory committees must be drawn from Members who have received training in quasi- judicial/regulatory decision making. If a casual vacancy occurs on a quasi judicial/regulatory committee it will not be filled until the nominated member has been trained.

Rights to Attend and Speak

Any Members may attend any Committee to which these procedure rules apply.

A Member who is not a member of the Committee may speak at the meeting. The Member may speak at the Chair's discretion, it being the expectation that a Member will be allowed to speak on a ward matter.

Members requiring further information, or with specific questions, are asked to raise these with the appropriate officer at least two working days before the meeting.

Point of Order/ Personal explanation/ Point of Information

Point of Order

A member may raise a point of order at any time. The Mayor will hear them immediately. A point of order may only relate to an alleged breach of these Procedure Rules or the law. The Member must indicate the rule or law and the way in which they consider it has been broken. The ruling of the Mayor on the point of order will be final.

Personal Explanation

A member may make a personal explanation at any time. A personal explanation must relate to some material part of an earlier speech by the member which may appear to have been misunderstood in the present debate, or outside of the meeting. The ruling of the Mayor on the admissibility of a personal explanation will be final.

Point of Information or clarification

A point of information or clarification must relate to the matter being debated. If a Member wishes to raise a point of information, he/she must first seek the permission of the Mayor. The Member must specify the nature of the information he/she wishes to provide and its importance to the current debate, If the Mayor gives his/her permission, the Member will give the additional information succinctly. Points of Information or clarification should be used in exceptional circumstances and should not be used to interrupt other speakers or to make a further speech when he/she has already spoken during the debate. The ruling of the Mayor on the admissibility of a point of information or clarification will be final.

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Occasionally meetings will need to discuss some of its business in private. This can only happen on a limited range of issues, which are set by law. When a Committee does so, you will be asked to leave the meeting.

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Minutes

Planning and Licensing Committee Tuesday, 24th January, 2017

Attendance

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

Cllr Mrs Middlehurst
Cllr Mrs Murphy
Cllr Mynott
Cllr Newberry
Cllr Ms Sanders

Apologies

Cllr Morrissey

Substitute Present

Also Present

Cllr Russell
Cllr Pound
Cllr Lockhart
Cllr Foan

Blackmore, Wyatts Green and Hook End Parish Council
West Horndon Parish Council

Officers Present

Paul Adams
Caroline McCaffrey
Phil Drane
Claire Mayhew
Sonia Sharp
Nick Howard
Kathryn Mathews
Lorne Spicer
Tessa Outram
Paulette McAllister

Principal Licensing Officer
Development Management Team Leader
Planning Policy Team Leader
Governance and Member Support Officer
Planning Solicitor
Senior Planning Officer
Senior Planning Officer
Business Development and Communications Officer
Graduate Planner
Principal Design and Conservation Officer

245. Apologies for Absence

Apologies were received by Cllr Morrissey, no substitute was present.

246. Minutes of the Previous Meeting

The minutes of the Planning and Licensing Committee 13th December 2016 were approved and signed as a true record.

247. Fees and Charges - Licensing

The report is to agree fees and charges associated with licence applications for the 2017/18 period, for recommendation to Council for setting.

Cllr McCheyne MOVED and Cllr Rowlands SECONDED an amendment to the recommendation to state:-

- 2.1 Adopt the licence fees as detailed in Appendix A, except for the Hackney Carriage and Private Hire Fees and Charges.**
- 2.2 The Committee agree that there should be a consultation with the TTCG in relation to the proposed Hackney Carriage and Private Hire Fees and the outcome of the consultation is reported to the Policy, Finance and Resource Committee.**

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

- 1. Adopt the licence fees as detailed in Appendix A, except for the Hackney Carriage and Private Hire Fees and Charges.**
- 2. The Committee agree that there should be a consultation with the TTCG in relation to the proposed Hackney Carriage and Private Hire Fees and the outcome of the consultation is reported to the Policy, Finance and Resource Committee.**

REASON FOR RECOMMENDATION

The fees and charges have to be agreed by Council and cannot be set by this committee. The fees proposed are on a cost recovery basis where possible.

248. Fees & Charges - Planning and Building Control

The report sets out the Council's Planning and Building Control non-statutory fees and charges. Planning fees are set by central government and building fees continue to be led by market conditions.

It is also proposed to review the planning pre-application charging schedule on a quarterly basis and make adjustments to those fees where appropriate, to reflect the quality of service and resources provided. Otherwise, building control fees and other non-statutory fees will be reviewed on an annual basis.

There are no proposed fee increases to either Building Control, Local Land Charges, or to photocopying charges.

Cllr Hubbard queried why Design Panel Review Fees were listed as “negotiable” in the Appendix. Mr Drane explained that this is due to the potential for variance in terms of officers involved (hourly rate) and resource required as each session is tailored to the proposed scheme. Further guidance will be made available on the Council web-site.

A motion was **MOVED** by Cllr McCheyne and **SECONDED** by Cllr Ms Rowland to approve the recommendation in the report.

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

- 1. That all Planning and Building Control non-statutory fees and charges, and Local Land Charges fees, are reviewed annually; and that Planning pre-application fees are reviewed quarterly; to be revised where appropriate as agreed by the Chief Executive and the Chair of Planning and Licensing Committee.**

REASON FOR RECOMMENDATION

Ongoing budget constraints facing the public sector continue to be a factor in Council services seeking to generate income wherever possible to contribute to the provision of high quality services to residents and businesses. At this juncture it is not considered that an increase to non-statutory fees and charges is required, but this should continue to be reviewed on a regular basis and adjusted to reflect both the level of demand from the development industry and the Council’s resources to provide a high standard of service. It is therefore proposed that all Planning and Building Control non-statutory fee income continues to be ring-fenced to the Planning and Development service area in order to justify charges and reassure applicants that the service they are paying for will be delivered.

Local Land Charge fees, having regard to the 1975 Act, are considered to be at a level that addresses the level of resource required to provide the demands of the service at cost. HMRC have confirmed that VAT at 20% is to be imposed on the CON29 element of the search from 1 January 2017 and the fees reflect this. The fees have been reviewed in order to ensure that a cost recovery service is maintained and will be reviewed in line with any future legislative changes.

249. 5 La Plata Grove, Brentwood, Essex, CM14 4LA Application Number: 16/01406/FUL

Dr O'Brien, was present and addressed the committee in objection to the application.

Major Singh Gogna, the Applicant, was also present and addressed the committee in support of the application.

After a full discussion, a motion was **MOVED** by Cllr McCheyne and **SECONDED** by Cllr Faragher to approve the application.

A vote was taken by a show of hands.

FOR: Cllrs Mrs Middlehurst, Mrs Murphy, Ms Sanders, Faragher, Bridge, Ms Rowlands and McCheyne (7)

AGAINST: Cllr Mynott, Newberry, Hubbard and Keeble (4)

ABSTAIN: (0)

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

1 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 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. 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. All soil stripping and excavation within the root protection area, of the rear boundary hedge between the application site and No 7 La Plata Grove, (the extent to be agreed by the Local Planning Authority), must be carried out by hand digging only.

Reason : In order to reduce any significant damage to tree roots of the boundary hedge.

250. Clay Hall, Days Lane, Pilgrims Hatch, Essex, CM15 9SJ Application Number: 16/01540/FUL

Mr Rowlingson, local residents association representative, was present and addressed the committee in support of the application.

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

Ward Councillor, Cllr Mrs Davies spoke in support of the application and referred to the summary of neighbour comments on Page 43 of the report. There would be no adverse impact on visual amenity of the surrounding area or nearby occupiers. The proposal would not reduce the openness of the green belt. Very special circumstances exist in relation to the need for storage supporting an established rural equestrian business

After a full discussion, a motion was **MOVED** by Cllr Mynott and **SECONDED** by Cllr Newberry to approve the application.

A vote was taken by a show of hands.

FOR: Cllrs Mrs Middlehurst, Mrs Murphy, Ms Sanders, Faragher, Bridge, Mynott, Newberry, Mrs Hubbard, Keeble, Ms Rowlands and McCheyne (11)

AGAINST: (0)

ABSTAIN: (0)

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

1. 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. 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.

(Cllr Mynott declared a non-pecuniary interest under the Council's Code of Conduct by virtue that in the past the applicant stood as a Liberal Democrat in Local Borough Elections. Cllr McCheyne declared a non-pecuniary interest under the Council's Code of Conduct by virtue that he supplied hay to the applicant and used one of applicant's carriages for his wedding. Cllr Keeble declared a non-pecuniary interest under the Council's Code of Conduct by virtue of the applicant once was a customer of his previous local business).

251. Lion Lodge South, The Avenue, Warley, Essex, CM13 3RZ Application Number: 16/01492/FUL

Mr Bryan, the Applicant was present and addressed the committee in support of the application.

A motion was **MOVED** by Cllr McCheyne and **SECONDED** by Cllr Ms Sanders to refuse the application.

A vote was taken by a show of hands.

FOR: Cllrs Mrs Middlehurst, Mrs Murphy, Ms Sanders, Faragher, Bridge, Mynott, Keeble, Ms Rowlands and McCheyne (9)

AGAINST: (0)

ABSTAIN: Cllrs Mrs Hubbard and Newberry (2)

RESOLVED that the application by **REFUSED** for the following reasons:-

1. The proposed access road by way of its siting, design and detail is not sympathetic within its location and would detract from the character and appearance of the area and its landscaped setting contrary to Brentwood Replacement Local Plan Policies CP1 (i) and C14 (v). Furthermore, it would be harmful to the setting of the adjacent Grade II listed building and the primary entrance of the Grade II* Listed Park and Garden. Although that harm would be less than substantial there would be no public benefit outweighing the harm, in conflict with paragraph 134 of the National Planning Policy Framework and policy C16 of the Local Plan.
2. It has not been demonstrated that the proposal would not result in the loss of the woodland habitat for which the Site of Special Scientific Interest (SSSI) is noted; the application as submitted without specific detailing would result in detrimental harm to the existing trees, ecology and habitat that form part of the SSSI woodland. There would be no exception that would clearly outweigh both the impacts that the proposal it is likely to have on the features of the site that make it of special scientific interest that would justify the grant of planning permission. This would be in conflict with Local Plan policies C6, C9, CP1 (viii) and with paragraph 118 of the NPPF.

(Ms Sharp, Planning Solicitor gave advice to Cllr Hubbard following the observations made by Cllr Hubbard on page 51/52 of the report. She advised that the Councillor should consider whether she had come to any pre-determination or was biased in respect of the consideration of this matter. She advised that the Councillor should consider whether she would be best to address the Committee in her capacity as Ward Councillor and then leave the room and not partake in the item any further. Additionally the Councillor should consider whether she retained an "open mind" about the decision. The Councillor responded and said that she had not formed a pre-determined view and did retain an open mind. The Councillor went on to address the Committee and partake in the debate and decision.)

252. Response to Essex Waste Plan

The Essex and Southend Replacement Waste Local Plan Pre-Submission Draft was submitted to the Secretary of State for an Examination in Public which took place between September and October 2016. Following the public hearing sessions Essex County Council and Southend-on-Sea Borough Council made a request to the Inspector to make several modifications to make the document sound/legally compliant and appropriate for adoption. The modifications are subject to a public consultation, responses to this will be considered by the Inspector before a formal report is issued.

Brentwood Borough Council previously made comments on the Pre-Submission Draft version of the Plan regarding Areas of Search and Safeguarded Sites, concluding that the Plan was sound and legally compliant. The Main Modifications being proposed are considered to be reasonable and do not result in a change in this position. This report recommends that the Council makes a formal response to the Schedule of Modifications consultation to confirm that there is no comment.

A motion was **MOVED** by Cllr McCheyne and **SECONDED** by Cllr Bridge to approve the recommendations in the report.

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

- 1. To approve a response of 'no comment' to the Essex and Southend Replacement Waste Local Plan Schedule of Modifications (January 2017), as explained in this report.**

REASON FOR RECOMMENDATION

It is not considered necessary to make any formal comments to the Essex and Southend Replacement Waste Local Plan Schedule of Modifications as these do not result in any potential negative effect on development within Brentwood Borough. These changes are deemed necessary by the Planning Inspector in order to make the Plan sound and capable of adoption.

As outlined in representations made in previous consultations, the Council supports the main aim of the Replacement Waste Local Plan to continue to support better and more sustainable ways of dealing with waste, further reduce dependence on landfill and achieve net self-sufficiency for all waste streams.

253. Brentwood Monitoring Report: Employment and Retail

The Council regularly monitors how planning policies are being implemented in regards to the decision-taking process, as well as progress on the plan-making process for preparation of documents set out in the Local Development Scheme.

As agreed at Planning and Licensing Committee on 1 December 2015, as soon as monitoring data becomes available the information is collated for publication into a series of monitoring updates, each reporting on different monitoring issues, which

together form the Council's Authority Monitoring Reports (AMR). For clarity these have been branded "Brentwood Monitoring Reports" to be consistent with the emerging Brentwood Local Development Plan (LDP) and other supporting documents.

An AMR on employment and retail, for the period 1 April 2015 to 31 March 2016 has been prepared for publication.

Cllr Mynott pointed out that some units west of the High Street were not mapped according to retail use (Figure 2) and so some information is lost.

A motion was **MOVED** by Cllr McCheyne and **SECONDED** by Cllr Bridge to approve the recommendation in the report.

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

- 1. To approve publication of the Brentwood Monitoring Report Employment and Retail 2015/16, as set out in Appendix A.**

REASON FOR RECOMMENDATION

It is important that the Council publishes monitoring information in order to share performance and achievements with the local community as information becomes available. It also meets the monitoring requirements set out in the NPPF and Town and Country Planning Regulations 2012, as amended by the Localism Act 2011.

In addition to publishing monitoring information in usual formats, such as a PDF document on the Planning pages of the Council's website, use of the DataShare site will help meet the Council's commitment to being open and transparent. AMR data will be freely available to view and download in a variety of formats.

254. Urgent Business

The Chair informed the committee that Planning Statistics will be reported to at the next Planning and Licensing Committee to be held on 21st February 2017.

Cllr Hubbard, asked if some advice could be given to the applicant on Lion Lodge South about a meeting with Essex County Council. The officer, advised that this can be discussed in a pre-app meeting and the applicant will be given contact details for the Essex County Council to arrange a meeting.

The meeting ended at 21:00



Minutes

Licensing/Appeals Sub-Committee Tuesday, 21st February, 2017

Attendance

Cllr Bridge
Cllr Mrs Murphy

Cllr Mynott

Apologies

Substitute Present

Also Present

Officers Present

Paul Adams	-	Principal Licensing Officer
Jean Sharp	-	Governance and Member Support Officer
Sonia Sharp	-	Planning Solicitor
Maria Williams	-	Licensing Officer

284. Appointment of Chair

The Sub-committee resolved that Cllr Mrs Murphy should chair the meeting.

285. Administrative Function

Members were respectfully reminded that, in determining the matters listed below, they are exercising an administrative function with the civil burden of proof, i.e. 'on the balance of probabilities'. The matter would be determined on the facts before the Sub-Committee and the rules of natural justice would apply.

286. Declaration of Interest

There were no declarations of interest.

287. Determination of an application for Hackney Carriage Vehicle (Exempt)

The Sub-committee considered this matter in private session by virtue of Part 1 of Schedule 12 Local Government Act 1972 because it contained information relating to an individual.

The Sub-committee was requested to determine an application for the grant of a Hackney Carriage Vehicle licence. The vehicle to be licensed did not currently qualify under the Council's pre-licensing conditions by virtue of the Engine Cubic Capacity being lower than the stipulated minimum requirement.

Members were reminded that the Licensing of Hackney Carriage vehicles was provided under Town Police Clauses Act 1847 and more recently by Local Government (Miscellaneous Provisions) Act 1976 (the Act).

Under provision of Section 47 of the Act a district Council might attach such conditions to the grant of a Hackney Carriage vehicle licence as it considered to be reasonably necessary.

Conditions were in place to be observed by licence holders at all times in the interests of public safety, whilst pre-licensing conditions stipulated the guidelines and minimum standards for newly licensed vehicles.

The applicant made an application to replace their existing licensed vehicle with a brand new Renault Dacia Logan 1.5dci which ran on petrol.

Hackney Carriage Vehicle Pre-Licensing Condition 4 stated that the minimum permitted cubic capacity of a petrol engine was 1600cc and 1700cc in respect of a diesel engine.

Having been advised that under delegated authority the licensing team would be obliged to refuse the application, the applicant had requested that consideration be given to waiving the condition on this occasion and allowing the vehicle to be licensed.

The Sub-committee considered the report before them and the oral submission presented by the applicant and acknowledged that the advances in engine technology since the Council's guidelines were introduced meant that a smaller engine might deliver equivalent power output. The Sub-committee was therefore satisfied that the vehicle submitted for licensing was appropriate to be licensed as a Hackney carriage vehicle as applied for and

1. Granted the application.
2. Recognised that given the current "Pre-Licensing Conditions" policy, the Licensing Officer had no choice but to refer this matter to the Sub-Committee but hoped that the policy would be reviewed as a matter of urgency.

288. Determination of an application for Hackney Carriage Vehicle (Exempt)

The Sub-committee considered this matter in private session by virtue of Part 1 of Schedule 12 Local Government Act 1972 because it contained information relating to an individual.

The Sub-committee was requested to determine an application for the grant of a Hackney Carriage Vehicle licence. The vehicle to be licensed did not currently qualify under the Council's pre-licensing conditions by virtue of the Engine Cubic Capacity being lower than the stipulated minimum requirement.

The applicant made an application to replace their existing licensed vehicle with a Toyota Prius 1497cc Electric Hybrid, first registered in 2006.

Hackney Carriage Vehicle Pre-Licensing Condition 4 stated that the minimum permitted cubic capacity of a petrol engine was 1600cc and 1700cc in respect of a diesel engine.

Having been advised that under delegated authority the licensing team would be obliged to refuse the application, the applicant had requested that consideration be given to waiving the condition on this occasion and allowing the vehicle to be licensed.

The Sub-committee considered the report before them and the oral submission presented by the applicant and acknowledged that the advances in engine technology since the Council's guidelines were introduced meant that a smaller engine might deliver equivalent power output. They also noted that identical vehicles were being licensed in other boroughs. The Sub-committee was therefore satisfied that the vehicle submitted for licensing was appropriate to be licensed as a Hackney carriage vehicle as applied for and

1. Granted the application.
2. Recognised that given the current "Pre-Licensing Conditions" policy, the Licensing Officer had no choice but to refer this matter to the Sub-Committee but hoped that the policy would be reviewed as a matter of urgency.

289. Determination of a current combined Hackney Carriage & Private Hire Driver's Licence (Exempt)

The Sub-committee considered this matter in private session by virtue of Part 1 of Schedule 12 Local Government Act 1972 because it contained information relating to an individual.

The driver concerned had held a combined Hackney Carriage and Private Hire Drivers Licence since 1986 but had exceeded the number of speeding points on his driving licence generally permitted under Brentwood Borough Council's Licensing Conditions, therefore the Sub-committee needed to

determine whether the licence should be suspended or revoked or that no further action should be taken.

The Sub-committee took into account the written information before it and the oral submission of the driver. Members acknowledged that he had previously held an unblemished licensing record, that the penalty points had been received in relation to two incidences only and took into account the many supportive references which had been provided by the driver's customers.

The Sub-Committee therefore decided to take no further action regarding the licence and hoped that having had to endure the prospect of having his licence revoked, that this would ensure the driver would avoid having to attend a licensing sub-committee meeting in the future.

290. Determination of an application for Hackney Carriage & Private Hire Driver's Licence (Exempt)

The Sub-committee considered this matter in private session by virtue of Part 1 of Schedule 12 Local Government Act 1972 because it contained information relating to an individual.

An application had been received for a combined Hackney Carriage and Private Hire Drivers Licence from an individual who had been a driver for Brentwood Borough Council previously between 2005 and 2011 and who had reapplied for their licence in September 2016. They had passed their knowledge test and completed a medical, DBS and DVLA check as part of the new application. Their DBS check indicated a caution for Assault occasioning Actual Bodily Harm which occurred on 14th January 2015. The policy of the Council's Combined Hackney Carriage and Private Hire Vehicle Drivers Licence Pre-Licensing Conditions stated that a person should not have been cautioned for or convicted of a criminal offence involving the threat and/or use of violence.

The applicant had been unable to attend the Sub-committee meeting and Members therefore decided to adjourn this matter to a future date for hearing with a request that the applicant attend so that evidence may be heard from them. The decision was made due to the serious nature of the information before the Sub-committee concerning the applicant's background.

The meeting commenced at 6.00pm and ended at 7.35pm.

ITEM 04

COMMITTEE REPORT

Reference:
16/01809/OUT

Site:
Parklands, Rockwood, Magdalen, Longmeads, The Leylands And Woodfield, 1 To 6 Woodfield Cottages South East Of High Street Ingatestone Essex

Ward:
Ingatestone, Fryerning & Mountnessing

Parish:
Ingatestone & Fryerning

Proposal:
Outline application for Residential development comprising of 140 dwellings, community facilities comprising of Class A1 shops and/or Class D1 non residential institutions with associated garages, parking spaces and private amenity areas, public open space, children's play equipment, estate roads, footpaths, landscaping etc. (Appearance, landscaping layout and scale reserved matters)

Plan Number(s):

BIODIVERSITY REPORT; FLOOD RISK REPORT; NOISE IMPACT ASSESSMENT; PLANNING OBLIGATIONS; PLANNING STATEMENT; 15/27/01; 15/27/02; 15/22/03; 889/01A; 889/02A; 889/03A; 889/04A; 889/05A; 889/06A; 889/07A; 889/08; 889/00; TREE PROTECTION PLAN; TRANSPORT ASSESSMENT; TRAVEL PLAN; TREE SURVEY; LVA ADDENDUM; APPENDIX G-N; HABITAT PLAN; DEVELOPMENT OPPORTUNITY; CONSTRAINTS; SCREENING REPORT; SITE ZONES; LANDSCAPE AND VISUAL APPEARANCE; PHOTOS; PRE PLANNING ASSESSMENT REPORT;

Applicant:
Mr & Mrs Sharp

Validated:
21 December 2016

Case Officer: Mr Nick Howard

1.0 DESCRIPTION OF PROPOSAL

Outline planning permission is sought for the erection of up to 140 No. one, two, three, four and five bedroom, detached, semi-detached and terraced houses, bungalows and flats on the application site, with associated garages, parking and amenity areas (public and private), internal estate roads, footpaths and landscaping. In addition community facilities in two new buildings are proposed. 35% of the dwelling houses would be affordable units: transferred to a Registered Provider to provide affordable homes in perpetuity.

The principle of the development and means of access to the site are sought approval now, with the scale of the development, the layout of the site, the appearance of buildings and landscaping reserved for future approval as Reserved Matters.

The density of development would be an average of 30 DPH net (12 DPA) spread over a gross 10.50 hectare site. Buildings would not exceed two-storeys in height, with bungalows included adjacent to the existing dwellings fronting onto the High Street.

The vehicular access to the application site would be via a new highway connection to the B1002 High Street. Pedestrian access would be via this point. Another pedestrian access is also proposed over the driveway at the south-western end of the site leading past Rays Farmhouse and the Rays Barns Business Centre onto the High Street.

A range of bungalow, house and flats types and sizes are intended to be provided, specifically, the development is proposed to include 65% one and two bedroom units, and 35% three, four and five bedroom properties. Affordable housing is intended to be provided on site at a proportion of 35% rounded up (i.e. 49 units at a 140 unit quantum). Of the 35% total, affordable housing tenure is presently proposed to be 88% affordable rent and 12% intermediate.

1.36 hectares of public open space is proposed at the north-eastern end of the application site to form an appropriate termination of the urban edge and interface with the countryside beyond. This would be landscaped to its margins and would provide informal recreation space for residents. Two surface water ponds would be situated at the lowest point of the application site, in the north eastern corner of the public open space. In addition, an area of linear public open space extending to about 0.66 hectares is proposed along the south-eastern site boundary alongside the railway. This would take the form of a pedestrian path with wide landscaped margins and would connect to the principal area of open space and to a new footpath connection leading out of the site at its south-western end past Rays Farm Barns.

Two equipped Local Areas for Play ('LAP') will be included in the development: one at a 'node point' formed within the existing hedgerow, where an existing feature tree is proposed to be retained, and the second in the public open space at the north-eastern end of the application site. In addition, a Locally Equipped Area for Play ('LEAP') is also proposed in the principal public open space to provide comprehensive play facilities within 400 metres of all children in the new estate. The applicants are also willing for a Neighbourhood Equipped Area for Play ('NEAP') to be incorporated into the public open space or to make a developer contribution towards the provision for such since it is understood that there is a deficiency in this regard in the village.

Ownership of public open space would either be transferred to the Borough Council, together with an appropriate commuted sum for future management and maintenance or vested in a Management Company owned and operated by residents

2.0 SITE DESCRIPTION

The application site is an irregularly shaped parcel of land extending to 10.50 hectares (25.95 acres). It is located at the north-eastern end of the village of Ingatestone and situated to the rear (southeast) of houses (Parklands – Woodfields Cottages) fronting the south-east side of the B1002 High Street.

The site forms a part of the Margaretting Hall Estate and comprises two agricultural fields. Ground levels on site fall gently from the north-east towards the southwest of the site. A small parcel of the adjacent field to the north is also included within the site as well as three pairs of semi-detached two-storey estate houses known as Woodfield Cottages and their domestic curtilages and private access road off the B1002.

The site is adjoined to the north-west by large, two-storey detached houses and their extensive domestic gardens fronting onto High Street. The southern boundary adjoins the Grade II listed Rays Farmhouse and Rays Farm Barns; now converted into a small scale business centre including a veterinary practice. Beyond the business centre and listed building is found Docklands Avenue: a street lined with two-storey houses dating from the 1960's/1970's, which mark the extent of the village of Ingatestone,

The south-eastern site boundary follows the edge of the Great Eastern Main Line railway and the northern edge of the site is bounded by a private road and two roundabouts surfaced in concrete, which leads past Woodfield Cottages to the west to connect with the B1002 High Street.

3.0 RELEVANT HISTORY

- None relevant

4.0 SUMMARY OF CONSULTATION RESPONSES

Detailed below is a summary of the consultation responses, if any received. The full version of each consultation response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

- **Parish Council-**

Ingatestone & Fryerning Parish Council has given detailed consideration of this application to construct 140 properties on Green belt land in our parish. The Council very strongly OBJECTS to this proposal for a number of reasons as follows :-

1) This proposal represents inappropriate development in the Metropolitan Green Belt and Special Landscape Area and by definition will be harmful. The proposal will materially detract from its openness and represents an encroachment of development into the countryside. As a result it will conflict with policies GB1 and GB2 of the BBC Replacement Local Plan (2005), those contained in the National Planning Framework (2012) as well as Green Belt Policy within the emerging Draft Local Plan all of which set out protect the Green Belt from inappropriate development of this sort. The Parish Council do not believe that "very special circumstances" have been demonstrated to justify the damage the development will cause. Recently the Borough have rejected an application (16/01040/FUL) for the construction of a camping and caravan site on agricultural land very close to the application site for the very same reasons as stated above. The Parish Council believe these reasons are even more pertinent in this case since significantly more agricultural land will be lost in accommodating 140 properties.

2) Policy GB2 of the Local Plan makes it clear that any new development needs to preserve and enhance the local landscape. The construction of 140 properties will seriously compromise the Special Landscape area and reduce the attractive open views across open farmland to the Wid valley and beyond from the Northern end of the village. The proposal does not satisfy the requirements of section GB22 which states that developments should not result in the loss of the best and most versatile agricultural land. The land in question is of good quality and is currently successfully used for arable farming.

3) The Village Design Statement, produced by the people of Ingatestone and not by the Parish Council as suggested in the applicants Planning Statement, makes it clear that the people of the village do not support the release of Green Belt land adjacent to the village and that they believe that the existing village envelope should be maintained. The development proposed is therefore at odds with the views of local residents. Indeed a parish wide survey carried out by the Parish Council in November 2016 showed that 80% of respondents considered that the preservation of the Green Belt surrounding the village was important and this reinforces the earlier VDS conclusions.

4) This Proposal is a perfect example of "blurring "of village boundaries. Any village needs green open spaces to define its beginning and end. Developing this site will be an example of how to destroy Ingatestone's village character and its rural approach from the South. It would decrease the separation between the village and Margareting and increase urban sprawl.

5) The proposed new access road from the B1002 into the development site would result in a traffic hazard. The sight line looking North is poor. Traffic travels fast at this point and there is a potential for accidents occurring at what would become a very busy junction. Additional traffic movements generated by this development would result in further significant highway congestion within the High Street particularly during peak periods.

6) In January 2015 BBC carried out a Strategic Growth Options Consultation exercise and a list of suggested sites was attached as Appendix 1. This list included the application site but it was made clear that these sites were suggested to the Borough Council for consideration and not what the Council was proposing at that stage. The Parish Council responded to this consultation and after due consideration of these proposed sites the Borough produced a list of their proposed housing sites in January 2016. Significantly the application site was not included in this list. The Parish Council believe that was, and still is the right decision.

One of the reasons for the Parish Council's objection was the potential increased pressure on local infrastructure. The 2015 Borough Strategic Growth Options Consultation Executive Summary makes reference to quality of life and community infrastructure. The statement makes it clear that education, healthcare, transport, community facilities such as parking and green infrastructure need to be considered. These things will be impacted by a development of this magnitude in an area which in many instances is already at breaking point.

The Parish Council believe this proposed development will have a significant detrimental impact on the Green Belt, visual amenity, environmental quality, and highways and would not be welcomed by the majority of our residents. For the above reasons we request that the application be REFUSED.

- **Environmental Health & Enforcement Manager-**

No objections subject to conditions

- **Essex & Suffolk Water-**

No objection to the development above, subject to compliance with our requirements.

- **Highway Authority-**

No objection subject to conditions

- **Anglian Water Services Ltd-**

No objection subject to conditions

- **Natural England-**

No objections subject to conditions

- **Housing Services Manager-**

Proposal provides 35% affordable housing requirement. Further consultation will be required to comment on the tenure type/size split of affordable housing to meets the needs of the Borough

- **Design Officer-**

This is an Outline application outside the settlement boundary of Ingatestone - with Appearance, landscaping layout and scale as reserved matters, in this regard I have no advice to offer The Council at this stage of the submission.

- **Historic Buildings and conservation officer**

Object - HBCO comments are included in assessment section of the report.

- **Highways England-**

No objection.

- **Basildon Fire Station-**

No objections subject to conditions

- **Network Rail Property-**

As safety is paramount to Network Rail, we note there is 'Church Lane' level crossing in proximity to the development. The developments proposed footpath would connect to Church Lane level crossing a public road which provides onward walking routes southeast of the railway. It is very likely that the development will drive an increase in pedestrian usage, however the level crossing at Church Lane has our highest level of protection.

We do not encourage the use of crossings and observe that the applicant & future residents on site must be aware of the Rail user crossing which is still a part of our Network.

- **ECC SUDS-**

Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we **object** to the granting of planning permission based on the following:

The Drainage Strategy submitted with this application does not comply with the requirements set out Essex County Council's outline Drainage Checklist. Therefore, the submitted drainage strategy does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted drainage strategy fails to:

Demonstrate that there is enough storage provision on site

- **Essex Badger Protection Group-**

Whilst any development scheme which will lead to the further loss of green belt land is unwelcome, we note the comments made by t4 Ecology Limited in their report dated December 2015, and acknowledge that no evidence of badger activity was found by that firm in the course of their investigation.

The Essex Badger Protection Group has not been afforded access to the site and has no record of any setts on the land itself. We cannot therefore contradict any of the commentary given in the habitat survey report. We do however have records of setts in the surrounding areas which enforce the opinion expressed in the report that badgers are likely to have a transitory foraging presence on the site. We also note that the report itself is more than a year old and that, with badgers recorded in the immediate vicinity of the site, it is quite possible that badgers have subsequently become resident. We therefore urge planners to insist that a further badger survey is carried out prior to any site clearance works commencing. This survey should be carried out by a suitably qualified ecologist with the subsequent report referred to council planners and sent to the Essex Badger Protection Group for additional comments.

Should planners be minded to approve the scheme, we would also ask that construction works be conditional upon all excavations being covered overnight in order to prevent any dangers to foraging badgers.

- **Planning Policy-**

Object - Their comments are included within the assessment section of the report.

- **Chelmsford Borough Council**

OBJECTS to this proposal for the following reason:

The site is located within the green belt where the NPPF seeks to prevent urban sprawl and keep land permanently open. The site is not allocated for housing development within Brentwood Borough Council's Draft Local Plan; as such the proposal would, by definition, be inappropriate development in the Green Belt. The harm is not outweighed by other considerations. The development would also harm the openness of the Green Belt given that the site is visible from a number of public viewpoints including Footpath 27 which runs along the Council boundary.

5.0 SUMMARY OF NEIGHBOUR COMMENTS

This application has been advertised by way of individual neighbour notification letters, press advert and public site notice which has been displayed nearby.

Detailed below is a summary of the neighbour comments, if any received. The full version of each neighbour response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

7 supporting letters

86 objection letters on the grounds the site is within the Green Belt, loss of agricultural land, the traffic generated cannot be accommodated on the existing network, the existing health provision and schools will not be able to cope with the additional demand.

6.0 POLICY CONTEXT

The starting point for determining an application is the development plan, in this instance, the Brentwood Replacement Local Plan (RLP) 2005. Applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant material considerations for determining this application are the following RLP policies GB1, GB2 and C16, the National Planning Policy Framework (NPPF) 2012 and National Planning Policy Guidance (NPPG) 2014.

Local Development Plan:

The Local Development Plan is currently at the Draft Stage (Regulation 18) and as there are outstanding objections to be resolved, only limited weight can be given to it in terms of decision making, as set out in paragraph 216 of the National Planning Policy Framework. As the plan advances and objections become resolved, more weight can be applied to the policies within it. Nevertheless, the draft Local Plan provides a good indication of the direction of travel in terms of aspirations for growth in the Borough and where development is likely to come forward through draft housing and employment allocations. The next stage of the Local Plan is the Pre-Submission Draft (Regulation 19) which is currently anticipated to be published in early 2017. Following this, the Draft LDP will be submitted to the Secretary of State for an Examination in Public. Provided the Inspector finds the plan to be sound it is estimated that it could be adopted in late 2017 or early 2018.

7.0 ASSESSMENT

The site is situated in the Metropolitan Green Belt as defined in Brentwood Replacement Local Plan. The Green Belt boundary for this part of Ingatestone runs along the rear boundaries of Docklands Avenue and includes the properties to the north fronting onto the High Street leading to a property called 'The Old Copper' The southern boundary of the site is to the north of the Green Belt boundary with a property called 'Rays' which is a listed building, and its ancillary buildings which form a business centre are within the Green Belt but between the Green Belt boundary and the application site. Similarly, there is open ground to the north and east of the properties fronting onto the High Street, which is within the Green Belt, and between the development boundary and the application site. Overall the application site does not abut the Green Belt boundary at any point and therefore it cannot be considered to be an urban extension to the settlement due to the area of intervening Green Belt land.

The applicant states that Brentwood Borough Council cannot demonstrate a five year supply. They state that within Paragraph 49 of the Framework that relevant policies for the supply of housing should not be considered up to date if the Local Planning Authority

cannot demonstrate a five year supply. It is acknowledged that the Council cannot demonstrate a five year supply. The applicant correctly states that the presumption in favour of sustainable development, as set out in paragraph 14 of the Framework, does not apply to green belt sites because the Framework indicates that development should be restricted in such locations.

The applicant considers that the lack of a five year supply in combination with the LPA's accepted need to release Green Belt land, the identification of Ingatestone as a sustainable location and the range of social, economic and environmental benefits amount to very special circumstances.

The lack of a five year supply is not in itself considered to be a very special circumstance. Paragraph 34 of the Government's Planning Practice Guidance (PPG) advises that unmet housing need is unlikely to outweigh the harm to the Green belt and other harm to constitute the 'very special circumstances' justifying inappropriate development on a site within the Green Belt. Officer's acknowledge that Ingatestone is a sustainable location. Paragraph 5.29 of the Draft Local Plan states that 'while Ingatestone has relatively good facilities, a modest level of development is envisaged here, due to infrastructure constraints and a lack of suitable sites. To this end the Draft Local Plan proposes the allocation of Ingatestone Garden centre for residential purposes with a capacity of 60 dwellings. This level of growth is considered 'modest' compared to a potential 140 dwellings, which is proposed in this application.

The applicant has referred to the proximity of the application site to local services compared to the Garden Centre. However, although the site is closer to the village centre, the Garden centre has higher sustainability credentials due to the site being previously developed land as opposed to a greenfield site.

The site was originally submitted for consideration as a potential housing site in the emerging Local Plan back in January 2015 during the consultation on the Strategic Growth Options. In developing the Draft Local Plan, which was published in February 2016, it was necessary to devise a spatial strategy that was appropriate for the Borough. A sequential approach was taken to the selection of sites to ensure compliance with the Spatial Strategy. The site was not selected as a housing land allocation in Policy 7.4 of the Draft Local Plan due to the site not comprising clear physical boundaries that would avoid further sprawl. In addition to this there were a number of other allocations for Ingatestone which represented more suitable extensions to the village.

The identification of Ingatestone as a sustainable location is not considered to be a factor that represents 'very special circumstances' that would outweigh the harm to the Green Belt.

Turning to the benefits of the scheme, in particular the social, economic and environmental benefits. The applicant has outlined a number of social benefits including the provision of 91 market homes, 49 affordable dwellings, community facilities, provision of two hectares of public open space on the site with a children's play area and a payment

of a commuted sum towards the provision of a Neighbourhood Play Area in the village. The provision of 91 market homes where there is an under supply, the provision of affordable dwellings and community facilities are benefits and all weigh in favour of the scheme. However, the provision of open space, play areas and a commuted sum towards a neighbourhood play area are considered to be mitigation factors that would normally be associated with a development of this size.

With regard to the economic benefits the proposed development would provide benefits to the local labour force and to the services and facilities in Ingatestone derived from the potential new residents. It is considered that these factors weigh in favour of the development.

In assessing the environmental benefits of the scheme, the applicant considers the proposal would only make a Low-Moderate contribution to the five purposes of including land within the Green Belt, which is similar to other proposed releases of Green Belt land within the Borough. However, the original Borough Green Belt study concluded that the site made a moderate contribution to the Green Belt. Both parties agree that 'purpose 5' which refers to urban regeneration is not relevant to this site and 'purpose 4', which refers to the setting of a historic town, is of limited relevance. Furthermore, both parties agree that the proposal would be contrary to 'purpose 3' in that it would lead to a significant encroachment of the countryside. 'Purpose 1' which refers to checking the unrestricted sprawl of the large built up areas and 'purpose 2' which prevents neighbouring towns merging into one another are the two elements that are in conflict between the applicant's landscape assessment and the Council's study.

Dealing with 'purpose 1' first, the applicant considers the site is adjacent to the urban area of Ingatestone. They consider the site is well contained by the railway line to the east, the existing ribbon development fronting onto the High Street, Rays and the associated barns to the south and they conclude the northern boundary is open. Although the applicant's supporting statement is in contrast to the submitted visual assessment, it considers the presence of an estate road along the northern boundary provides containment.

In contrast officer's consider the site is not adjacent to the urban edge of Ingatestone as mentioned above. The Green Belt boundary forms the urban edge and 'Rays' and the properties along the High Street to the north are either a farm with its associated buildings or scattered dwellings situated beyond the urban area. The Council's Green Belt study acknowledges the site is well contained by the railway line, but the site is weakly connected to the northern extent of Ingatestone. The site is located to the rear of a number

of large dwellings that front onto the High Street and have significant gaps between them. The character of this area is primarily semi-rural and is not linked to the existing built up area to the south. Furthermore, the estate road to the north provides little containment and therefore overall officer's consider the proposal would result in urban sprawl of a large built up area and is contrary to the first purpose of the Green Belt.

Turning to the second purpose of the Green Belt, at present the settlement of Margaretting is approximately 2.5km from the junction of Docklands Avenue/High Street to the centre of Margaretting which is formed by the crossroads of Maldon Road/B1002. Outlying buildings would make the distance shorter and the applicant considers that the proposal would be no closer than the most north easterly dwelling in Ingatestone comprising Woodfield Cottages. However, these properties and its neighbours comprise a scattered row of dwellings. In contrast the proposal would extend the urban built form from Docklands Avenue to a point close to the estate road, which forms the northern boundary of the site. This would result in the gap between the settlements being reduced from 2.5 km to 2 km. The applicant's landscape visual assessment considers that the separation between Ingatestone and Margaretting will be retained. However, the Council's study concludes the separation distance would be reduced but retained, which officer's consider is the correct assessment. Overall it is considered the proposal would result in a reduction in the gap between Ingatestone and Margaretting and is contrary to the second purpose of the Green Belt.

The proposed development site is immediately to the north of the Grade II listed building of RAYS (List entry Number: 1207624) and this significant historic curtilage also contains curtilage listed buildings.

In terms of historic significance, Ray's Farm was among the lands in Fryerning granted by Lady Dorothea Wadham to Wadham College, Oxford, it is extensively documented there to c1920. Maps of 1741 and 1745 show it as a copyhold farm of 100 acres. The listed building is situated in the Green Belt and is not immediately encroached upon by way of residential development.

In terms of these proposals, the Historic Buildings and Conservation officer (HBCO) advises there has been no in-depth assessment of the impact of proposals upon Heritage Assets; whilst the Landscape and Visual Assessment supporting document acknowledges the siting of the listed building. Page 31 of the Planning statement refers only to the listing text, but does not provide an analysis as to how the proposals will impact upon the setting of the listed building which currently (and historically) has a countryside setting intrinsic to how it is experienced within the landscape. The conclusion reached by the applicant that the existing vegetation will provide mitigation (effectively the listed

building is hidden) is misleading and not a conclusion reached through an appreciation of setting and significance. The HBCO advises development, particularly at the south of the site, will result in unacceptable urban encroachment resulting in harm upon the setting of the listed building, which has a countryside and rural setting. The proposal is therefore contrary to Policy C16 which restricts development within the vicinity of the listed building

8.0 CONCLUSION

The proposed development represents inappropriate development and therefore the applicant has to demonstrate very special circumstances. Although the Council do not have a five year housing supply, the site is close to a sustainable village and the proposal would provide a number of benefits including the provision of a significant level of market and affordable dwellings, community facilities and economic benefits to the village and the local labour force, they are not considered to outweigh the harm to the openness of the Green belt and the detrimental impact on the adjacent listed building. Overall it is considered that very special circumstances do not exist and for the above reasons the recommendation is to refuse.

9.0 RECOMMENDATION

The Application be REFUSED for the following reasons:-

1. The proposal would be inappropriate development in the Green Belt in that would materially detract from openness, it would represent an encroachment of development into the countryside, it would result in an unrestricted sprawl of a large built up area and it would represent a reduction in the gap between Ingatestone and Margaretting. It would therefore conflict with Brentwood Replacement Local Plan Policies GB1 and GB2 and the objectives of the Framework as regards development in the Green Belt.
2. Other matters that may weigh in favour of the proposal have been considered individually and collectively they do not clearly outweigh the harm to the Green Belt or the other harms identified. Therefore, very special circumstances to justify inappropriate development in the Green Belt do not exist.
3. The proposed development would be harmful to the setting of the adjacent Grade II listed building 'Rays' and its curtilage listed buildings, by reason of its close proximity to the listed building and its curtilage structures. The proposed harm to the setting of the Listed Building outweighs the public benefit that would be derived from the scheme. The proposal is therefore contrary to Policy C16 of the Brentwood Replacement Local Plan and the provisions of the Framework.

Informative(s)

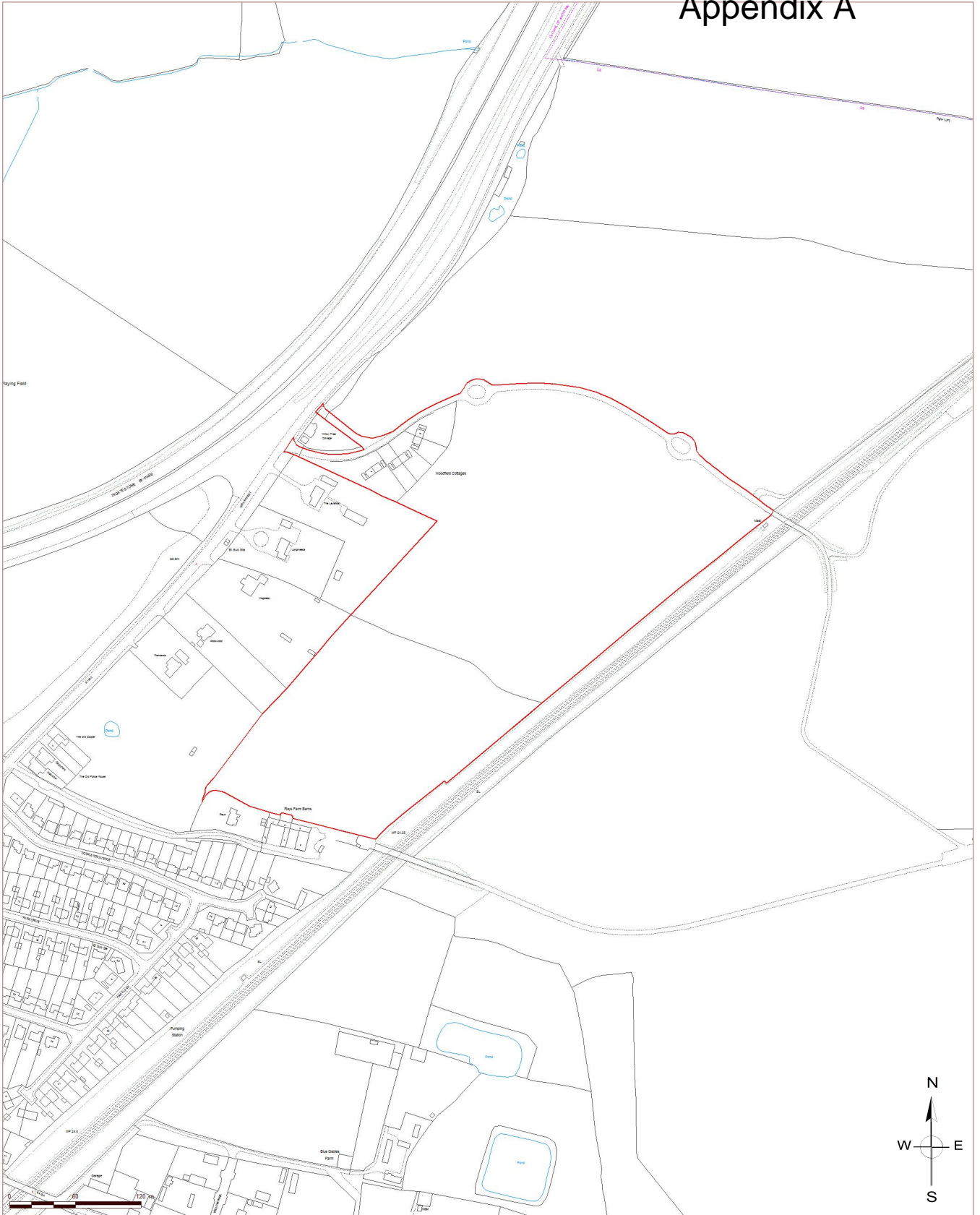
1. The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: GB1, GB2 and C16 ; the National Planning Policy Framework 2012 and NPPG 2014
2. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and clearly identifying within the grounds of refusal either the defective principle of development or the significant and demonstrable harm it would cause. The issues identified are so fundamental to the proposal that based on the information submitted with the application, the Local Planning Authority do not consider a negotiable position is possible at this time.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:
www.brentwood.gov.uk/planning

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Appendix A



Title : Land South East of High Street Ingatestone

16/01809/OUT

Scale at A4 : 1:5000

Date : 8th March 2017

Brentwood Borough Council
Town Hall, Ingrave Road
Brentwood, CM15 8AY
Tel.: (01277) 312500



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ITEM 05

COMMITTEE REPORT

Reference:
16/00727/OUT

Site:
Land Adjacent To Landings
Outings Lane
Doddinghurst
Essex

Ward: Brizes & Doddinghurst
Proposal: Outline application for construction of 2 x four-bedroom detached dwellings (Access, appearance and landscaping reserved matters).

Parish:
Doddinghurst

Councillor Parker has referred the application on the basis that the 'reasons for refusal do not match the LDP in relation to infill sites and the closeness to a listed building'

Plan Number(s):

ADDITIONAL INFORMATION; PLANNING & HERITAGE STATEMENT;
8270_100_00; 200/03; 201/05; 300/04; 301/05; 400; 500/05; 500/10; 600/03; 601/00;

Applicant:
Haynes Building & Development Ltd

Validated:
17 June 2016

Case Officer: Mr Nick Howard

1.0 DESCRIPTION OF PROPOSAL

This planning application is in outline, seeking consent of the layout and scale at this stage. All other matters are reserved for a future application. The proposal seeks to create two detached dwellings, which the applicant states are of a similar scale to those approved at the adjacent development of the Surgery Site and Landings. Plot One, located to the front of the site is served off of an existing access and is a full two storey dwelling. Plot two, which is also a two storey dwelling, is located to the rear of the site and is to be served from the access road for the adjacent development.

2.0 SITE DESCRIPTION

The application site is located on the edge of the village of Hook End, part of the parish of Doddinghurst. The site is located to the western side of Outings Lane, to the immediate southeast of the former Landings doctors' surgery and immediately northwest of the Grade II Listed Barfield Farmhouse. The site is situated within the Green Belt as defined in the Brentwood Replacement Local Plan.

The site comprises some 0.175 hectares of land, is undeveloped, with no buildings or structures on it and includes a number of trees, mainly along the boundaries. The plot is fairly regular in shape, with a frontage of 23m to Outings Lane and a maximum depth of 75m. The site slopes naturally from the southwest to the northeast.

3.0 RELEVANT HISTORY

The application site has no relevant planning history. The history set out below relates to the adjacent former surgery site.

- 15/00267/FUL: Demolition of former doctors surgery and adjacent dwelling known as The Landings and construction of 6 no. detached dwellings and 2 no semi-detached dwellings. -Approve (Subject to Section 106)
- 14/00627/FUL: Demolition of former doctors surgery and adjacent dwelling known as The Landings and construction of 5 no. detached dwellings. -Application Refused
- 13/00578/FUL: Construction of 2 No dwellings. -Application Refused
- 13/00008/OUT: Outline application for the demolition of former doctors surgery and construction of two detached dwellings. Access, layout and scale to be determined. appearance and landscaping reserved. -Application Permitted
- 12/01280/OUT: Outline Application with all matters reserved for 2 No detached residential dwellings. -Application Permitted (Adjacent site Surgery)
- 12/00718/OUT: Outline application with all matters reserved for 3 no. detached residential dwellings. -Application Refused

4.0 SUMMARY OF CONSULTATION RESPONSES

Detailed below is a summary of the consultation responses. The full version of each consultation response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

- **Highway Authority-**
No objections subject to conditions

- **Environmental Health & Enforcement Manager-**

No objections subject to conditions relating to hours of operation whilst constructing, minimise noise from machinery, wheel washing and no bonfires on site.

- **Historic Buildings And Conservation Officer-**

Strongly object on the grounds the proposal will cause material harm to the setting of the listed building.

The content of the HBC's officer's objection is addressed within the assessment part of the report.

- **Arboriculturalist-**

The application states that there are no trees on site, however the 2014 aerial photographs show considerable tree cover. The trees have been removed prior to the submission of the application and the Council have not been able to assess the merits of any of the trees. If they had not been removed then a full arboricultural report would have been required.

- **Parish Council-**

The Parish Council strongly objects to this application for the following reasons:

(a) The land is virgin Metropolitan Green Belt in that it has no building or structure on it whatsoever.

(b) The land proposed for development provides a "Green" space between the new development of 8 dwellings on the land that used to be a Doctors Surgery / the garden and land of "The Landings" to the North West and the adjacent listed building that is "Barfield Farm" to the South East.

(c) Whilst it will be claimed as an infill opportunity this Green belt space has been zoned as such to maintain the openness of character that is already put at risk by excessive development at the North West end of Outings Lane by the merging together of two previous building sites (the old doctors surgery and the Landings) and the replacement by 8 houses in a "mini" estate type development. This existing, and in progress development, makes the preservation of this green space even more precious.

(d) Any development on this Green Belt land will create a cramped and crowded street scene especially inappropriate next to Grade 2 listed timber framed buildings that form Barfield Farm.

(e) There are no exceptional circumstances that exist that could be considered relevant to permit development of this Green Belt land.

5.0 SUMMARY OF NEIGHBOUR COMMENTS

This application has been advertised by way of individual neighbour notification letters, press advert and public site notice which has been displayed nearby.

Detailed below is a summary of the neighbour comments, if any received. The full version of each neighbour response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

1 letter of support

3 letters of objection on the grounds the site is within the Green Belt, potential flooding, precedent for similar development, it would mar the presence of the adjacent Grade II listed building, the lane is too narrow for a two way flow and the site entrance is at the narrowest width of the lane.

6.0 POLICY CONTEXT

The starting point for determining an application is the development plan, in this instance, the Brentwood Replacement Local Plan (BRLP) 2005. Applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant material considerations for determining this application are the following RLP policies: CP1, GB1, GB2, T2 and C16. The National Planning Policy Framework (NPPF) 2012 and National Planning Policy Guidance (NPPG) 2014.

7.0 ASSESSMENT

In February 2016, planning permission was granted for the demolition of the former doctors' surgery and adjacent dwelling known as The Landings and construction of 6 no. detached dwellings and 2 no. semi-detached dwellings, under reference 15/00267/FUL. This development is currently under construction and abuts the application site. It should be noted that the site is within the development boundary of Hook End as defined by the BRLP

In contrast this application site is situated within the Green Belt as defined in the BRLP. The way in which the LPA handles new development in the Green Belt is set out in the NPPF (The Framework). All new development in the Green Belt is considered to be inappropriate development unless it represents the redevelopment of previously developed land or infill development in a village. The main issues are therefore whether the proposal is inappropriate development in the Green Belt and would it be harmful to the openness of the Green Belt and whether the proposal would affect the setting of the adjacent listed building.

The applicant considers the proposal represents infill development i.e. the site is situated between the adjacent housing site and the listed Farmhouse. The Framework in Paragraph 89 defines a number of exceptions against inappropriate development in the Green Belt, one of which is limited infilling in villages. The applicant acknowledges the site is lying outside of the defined settlement limits of Doddinghurst, however he considers the subject site is clearly part of the village by stating it is surrounded on three sides by residential properties, with the dwellings to the northwest and northeast, falling within the defined settlement boundary. The draft Local Plan proposes no change to the settlement boundaries or the Green belt boundaries in the vicinity of the site.

However for settlements where a Green Belt boundary has been defined, the boundary usually marks the edge of the settlement where there is a break in development or a change in character to more loose-knit development. The former surgery was within the development boundary of Hook End and it was therefore appropriate for redevelopment. This site has been redeveloped for housing.

To the west of that site is the application site which comprises an open area devoid of structures or buildings. Although there are residential properties opposite the site, the character on the southern side of Outings Lane has clearly changed from an urban context to a rural character. Therefore the proposal would compromise the purposes of the Green Belt which seeks to check the unrestricted sprawl of large built-up areas and to assist in safeguarding the countryside from encroachment. The proposal would therefore represent inappropriate development and be harmful to the openness of the Green Belt. Accordingly the proposal is contrary to Policies GB1 and GB2 of the BRLP.

In addition officers consider that if the proposal were to be approved then a precedent for similar proposals may arise. The character of this area is villages or built up areas defined by settlement boundaries and beyond these boundaries in the Green Belt there is more loose knit development, comprising single dwellings or small clusters of dwellings with gaps between the settlement boundary and these dwellings. Planning approval of this scheme may lead to more speculative development that further diminishes the functions of the Green Belt.

Turning to the issue of the impact the proposal would have on the adjacent listed building Barfield Farmhouse, it is considered the proposal would have less than substantial harm to the heritage asset. Paragraph 134 of the Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The development site is located upon the thoroughfare of Outings Lane immediately adjacent to the historic curtilage of the Grade II listed building, Barfield Farmhouse. The Farmhouse was originally constructed as a hunting lodge and similar examples occur at Chingford, Queen Elizabeth's Hunting Lodge, and at Lodge Farm, Galleywood. By referring to the cartographic data for the Doddinghurst Parish, the building historically stood in open countryside with long views; 'Barfields' as it was known, presented itself as a nucleus in open countryside, it is comparable to other hunting lodges in East Anglia and this contributes to its historical significance.

The Heritage assessment, submitted by the applicant, has failed to demonstrate the impact of development upon the setting of the listed building and importantly the significance of the designated heritage asset, it just relies on the tree planting at the boundary to screen development. Given the building was originally a hunting lodge set in open countryside, to erode this further by way of inappropriate development will cause material harm to the Heritage Assets' significance.

In summary, the Historic Buildings and Conservation officer strongly objects to this application because development of this land will cause material harm to the setting of the listed building. The evidence is that, historically, the listed building was positioned prominently on a significant thoroughfare set within open countryside. That open setting has been lost to an extent with residential development. However, the open setting of the development site should be retained as views to and from the development site are integral to the historic significance of the listed building. These factors are considered to outweigh the public benefits of providing two dwellings. The proposal is therefore contrary to Policy C16 which restricts development within the vicinity of the listed building and the Framework.

Other Matters

The lack of a five year supply is not in itself considered to be a very special circumstance that clearly outweighs the harm through inappropriateness in the Green Belt and the other harm identified.

Neighbours have also raised issues in respect of flooding, the lane is too narrow for a two way flow and the site entrance is at its narrowest width of the lane.

8.0 CONCLUSION

The proposal would represent inappropriate development, in that it does not constitute infill development, it would be harmful to the setting of the adjacent listed building and be detrimental to highway safety.

9.0 RECOMMENDATION

The Application be REFUSED for the following reasons:-

1. The proposal would be inappropriate development in the Green Belt that would materially detract from openness and would represent an encroachment of development into the countryside. It would therefore conflict with Brentwood Replacement Local Plan Policies GB1 and GB2 and the objectives of the Framework as regards development in the Green Belt.
2. Other matters that may weigh in favour of the proposal have been considered but collectively they do not clearly outweigh the harm to the Green Belt or the other harms identified. Therefore very special circumstances to justify inappropriate development in the Green Belt do not exist.
3. The proposed development would be harmful to the setting of the adjacent Grade II listed building 'Barfield Farmhouse', by reason of its close proximity to the listed building and its curtilage structures. The proposed harm to the setting of the Listed Building outweighs the public benefit that would be derived from the scheme. The proposal is therefore contrary to Policy C16 of the Brentwood Replacement Local Plan and the provisions of the Framework.

4. The proposed development due to its size and massing will have an overbearing impact on the adjacent Grade II listed building 'Barfield Farmhouse' to the detriment of its setting. The proposal is therefore contrary to Policy C16 of the Brentwood Replacement Local Plan and the provisions of the Framework. The proposal is therefore contrary to Policy C16 of the Brentwood Replacement Local Plan and the provisions of the Framework.

Informative(s)

1. The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: GB1, GB2, C16 and T2 ; the National Planning Policy Framework 2012 and NPPG 2014
2. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and clearly identifying within the grounds of refusal either the defective principle of development or the significant and demonstrable harm it would cause. The issues identified are so fundamental to the proposal that based on the information submitted with the application, the Local Planning Authority do not consider a negotiable position is possible at this time.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online: www.brentwood.gov.uk/planning

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Appendix A



Title : Land Adjacent to Landings Outings Lane Doddinghurst

16/00727/OUT

Scale at A4 : 1:1250

Date : 8th March 2017

Brentwood Borough Council
Town Hall, Ingrave Road
Brentwood, CM15 8AY
Tel.: (01277) 312500



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ITEM 06

COMMITTEE REPORT

Reference:
16/01820/FUL

Site:
1 Floral Bungalow
Hunters Chase
Hutton
Essex
CM13 1SN

Ward:
Hutton East

Proposal:
Demolition of existing conservatory and rear element, construction of a single storey rear extension to include rooflights. Fenestration alterations to include removal of front door and create new side entrance.

Parish:

Referral from Councillor Hossack who has no concerns with this application. He considers the Green Belt planning policy and restrictions on Hunter Chase are too stringent. He further considers this is a modest development to an existing small bungalow that is unsuitable as a family home

Plan Number(s):
S01; L01REV A; L02;

Applicant:
Mr Cook

Validated:
5 January 2017

Case Officer: Mr David Cutner

1.0 DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey rear extension that would extend a maximum of 6 metres beyond the rear of the existing dwelling with dual pitched roof to contain 2 roof lights. The proposed extension would have an eaves height of 2.4 metres and a maximum height of 4 metres.

2.0 SITE DESCRIPTION

The property is sited on a quiet and secluded side road within the area known as 'Haverings Grove', described within the adopted local plan as the most "established" of the Borough's areas of former plotlands. The area is still dominated by modest bungalows although some have been extended, and in the main, the area has an open sporadic plotland character. No.1 Floral Bungalow is part of a semi detached pair of bungalows that have a closely matching design and footprint.

The site is situated in the Green Belt as defined in the Brentwood Replacement Local Plan

3.0 RELEVANT HISTORY

- 16/01390/S192: Application for a Lawful Development Certificate for a proposed use or development for a single storey rear extension. -Application Refused
- 16/00859/FUL: Demolition of existing conservatory and construction of a single storey rear extension including roof lights. -Application Refused

4.0 SUMMARY OF CONSULTATION RESPONSES

Detailed below is a summary of the consultation responses, if any received. The full version of each consultation response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

None received

5.0 SUMMARY OF NEIGHBOUR COMMENTS

This application has been advertised by way of individual neighbour notification letters and public site notice which has been displayed nearby. No responses have been received.

6.0 POLICY CONTEXT

The starting point for determining an application is the development plan, in this instance, the Brentwood Replacement Local Plan (BRLP) 2005. Applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant material considerations for determining this application are the following RLP policies, the National Planning Policy Framework (NPPF) 2012 and National Planning Policy Guidance (NPPG) 2014.

RLP Policy:

GB1 – New development (within the Green Belt)
GB2 – Development Criteria (within the Green Belt)
GB9 – Haverings Grove
CPI - General development criteria

NPPF Sections:

Chapter 7 - Requiring Good Design

Chapter 9 – Green Belt

7.0 ASSESSMENT

A previous application for a similar single storey rear extension, application 16/00859/FUL, was refused. The main difference between the previous application and the current application is the proposed extension is now sited on the boundary with No 2 whereas before it was set 1 metre away from the boundary, but it now does not extend as far to the rear of the host dwelling.

The main issues are the impact of the development on the Green Belt, the impact on the character and appearance of the area, and the impact on the amenity of the occupiers of neighbouring properties and parking.

Green Belt

The site is situated within the Green Belt. Chapter 9 of the NPPF states the government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. New buildings in the Green Belt are inappropriate development unless they fall within one of the exceptions set out in paragraph 89 of the NPPF. The exception of most relevance to this application is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The NPPF does not define how proportionality should be measured, however it is reasonable to assess increases in footprint, floor space, volume, bulk and mass and their relation to the original dwelling as a consideration.

Although adopted some years before the Framework, Local Plan Policies GB1 and GB2 are broadly compliant with its aims and objections and therefore carry material weight. Local Plan Policy GB9 attempts to restrict the height and habitable floorspace of extensions to existing dwellings within the area but is more prescriptive than the Framework and therefore carries limited weight. It is noted however the intention of that policy was to retain openness to the area which accords with the national policy Framework.

Planning records show that the dwelling at 1 Floral Bungalows has benefited from a conservatory to the rear, and that the current single storey rear element is a replacement of a previous rear element with a similar size and siting. The original floor space of the property is approximately 54 square metres. The proposed extension would bring the total floorspace up to 81 square metres, an increase of 50% to the original building. For comparison, the existing property has a floor space of 63 square metres. This is considered to be a disproportionate addition to an original building in the Green Belt and would represent inappropriate development as set out in the National Planning Policy Framework.

The applicant has not demonstrated any very special circumstances that would clearly outweigh the harm that would be caused to the Greenbelt by way of the proposed development. The proposal is therefore contrary to Policies GB1 and GB2 of the BRLP and the provisions of the Framework.

Design, Character and Appearance

The proposed development would be at the rear of the dwelling and therefore would not be visible from a public vantage point. The proposed design and materials are in keeping with the character of the area and the host dwelling. Accordingly the proposal is compliant with Policy CP1 (i) and (iii) of the BRLP.

Impact on Neighbour Amenity

The proposed extension virtually abuts the boundary with No.2.

The proposal would comprise an extension of six metres along the boundary. The neighbouring property has a single storey projection to the rear of a similar depth as what is proposed here, but is set away from the boundary. The neighbouring property has a window, which serves a bedroom, on the rear elevation between the proposed extension and the existing rear projection. Officers consider that the combination of the six metre projection along the boundary and the resultant narrow gap between the proposal and the existing rear projection would in effect create a 'tunnelling effect' and would result in an overbearing effect on the neighbours window, severely affecting the neighbours outlook from this rear window. The proposal therefore would create a harmful impact on the living conditions of the neighbouring residents of No 2 and it would be contrary to Policy CP1(ii) of the BRLP.

Other matters

Local Ward Councillor Hossack considers the Green Belt policy is too stringent on Hunters Chase and that the proposal is a modest development on a small bungalow which is unsuitable as a family home. Nevertheless, the site is within the Green Belt and the development plan and the Framework does not differentiate between different parts of the Green Belt. The Council's policies and the Framework must be applied evenly across the Borough's Green Belt. The proposal represents a 50% increase on the original size of the dwelling and officers have already considered this represents a disproportionate increase to the original dwelling. With regard to the existing dwelling, the current accommodation consists of two bedrooms a lounge, kitchen and bathroom which can adequately serve as a small unit of accommodation. The proposal does not provide any additional rooms, it provides a larger bedroom, lounge and kitchen.

Additional harm has been identified in that the proposed extension would detrimentally impact on the neighbours living conditions. While there is no 'in principle' objection to the extension of the building it should overcome the fundamental issues set out above.

8.0 CONCLUSION

The proposed development represents a disproportionate increase to the host dwelling and therefore it is inappropriate development in the Green Belt. Furthermore the proposal by reason of its size and siting would result in a loss of outlook and create an overbearing impact on the neighbouring property No 2. The proposal is therefore contrary to Policies GB1, GB2, and CP1 of the BRLP and the provisions of the Framework. The proposal is therefore recommended for refusal.

9.0 RECOMMENDATION

The Application be REFUSED for the following reasons:-

- 1 The proposal extension, due to its size would amount to a disproportionate addition to the original dwelling. As such it would represent inappropriate development in the Green Belt that would have materially greater impact on the openness of the Green Belt than the original dwelling, to the detriment of the open and rural character of the locality. The proposal therefore conflicts with Brentwood Replacement Local Plan Policies GB1 and GB2 and the provisions of the Framework as regards development in the Green Belt.

- 2 There are no matters in support of the application that would clearly outweigh the harm the development would cause through inappropriateness and harm to the openness of the Green Belt, within which the site is located. Therefore, no very special circumstances exist to justify the grant of planning permission for the inappropriate development.

3. The proposed development by reason of its size, siting and close proximity to the boundary with No 2 Hunters Chase, would harm the living conditions of the neighbouring residents by reason of its loss of outlook from their rear bedroom window and an overbearing impact on the neighbouring property. The proposed development would therefore be contrary to Policy CP1(ii) of the Brentwood Replacement Local Plan and the provisions of the Framework.

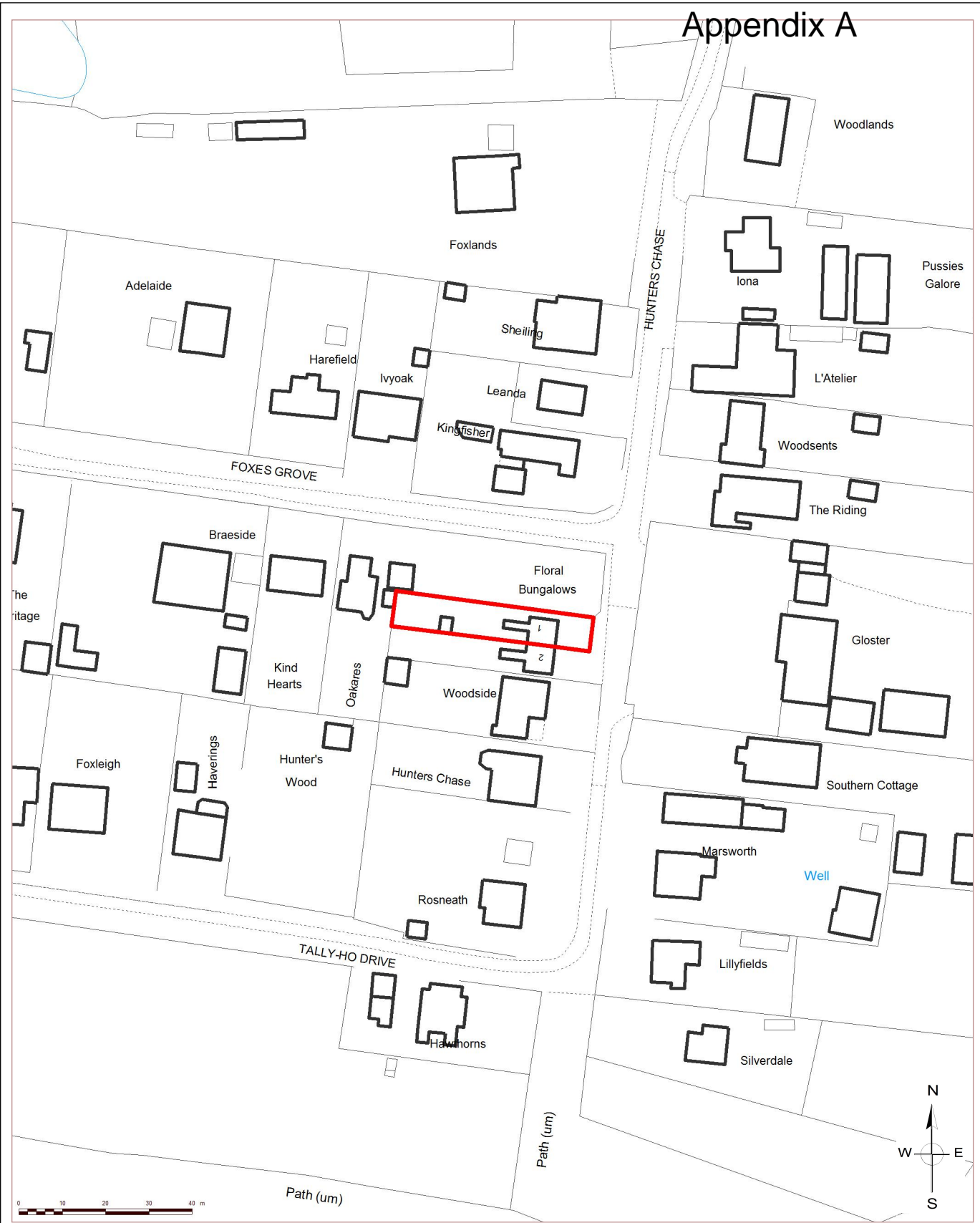
Informative(s)

- 1 The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1, GB1 and GB2, the National Planning Policy Framework 2012 and NPPG 2014.
- 2 The drawing numbers listed above are relevant to this decision
- 3 The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development. Details of the pre-application service can be found on the Council's website at www.brentwood.gov.uk/preapplicationadvice

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online: www.brentwood.gov.uk/planning

Appendix A



Title : 1 Floral Bungalow Hunters Chase Hutton

16/01820/FUL

Scale at A4 : 1:1250

Date : 8th March 2017

Brentwood Borough Council
Town Hall, Ingrave Road
Brentwood, CM15 8AY
Tel.: (01277) 312500



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Members Interests

Members of the Council must declare any pecuniary or non-pecuniary interests and the nature of the interest at the beginning of an agenda item and that, on declaring a pecuniary interest, they are required to leave the Chamber.

- **What are pecuniary interests?**

A person's pecuniary interests are their business interests (for example their employment trade, profession, contracts, or any company with which they are associated) and wider financial interests they might have (for example trust funds, investments, and asset including land and property).

- **Do I have any disclosable pecuniary interests?**

You have a disclosable pecuniary interest if you, your spouse or civil partner, or a person you are living with as a spouse or civil partner have a disclosable pecuniary interest set out in the Council's Members' Code of Conduct.

- **What does having a disclosable pecuniary interest stop me doing?**

If you are present at a meeting of your council or authority, of its executive or any committee of the executive, or any committee, sub-committee, joint committee, or joint sub-committee of your authority, and you have a disclosable pecuniary interest relating to any business that is or will be considered at the meeting, you must not :

- participate in any discussion of the business at the meeting, of if you become aware of your disclosable pecuniary interest during the meeting participate further in any discussion of the business or,
- participate in any vote or further vote taken on the matter at the meeting.

These prohibitions apply to any form of participation, including speaking as a member of the public.

- **Other Pecuniary Interests**

Other Pecuniary Interests are also set out in the Members' Code of Conduct and apply only to you as a Member.

If you have an Other Pecuniary Interest in an item of business on the agenda then you must disclose that interest and withdraw from the room while that business is being considered

- **Non-Pecuniary Interests**

Non –pecuniary interests are set out in the Council's Code of Conduct and apply to you as a Member and also to relevant persons where the decision might reasonably be regarded as affecting their wellbeing.

A 'relevant person' is your spouse or civil partner, or a person you are living with as a spouse or civil partner

If you have a non-pecuniary interest in any business of the Authority and you are present at a meeting of the Authority at which the business is considered, you must disclose to that meeting the existence and nature of that interest whether or not such interest is registered on your Register of Interests or for which you have made a pending notification.

Planning and Licensing Committee

Planning

(a) Town and Country Planning Act 1990 and any related legislation including:-

- (i) determination of planning applications;
- (ii) enforcement of planning control;
- (iii) waste land notices, purchase notices, etc.

(b) Listed Buildings and Conservation Areas Act 1990

- (i) determination of applications for Listed Buildings and Conservation Area consent;
- (ii) enforcement of Listed Building and Conservation Area legislation.

(c) To consider and determine the Council's comments where appropriate on major development outside the Borough when consulted by other Local Planning Authorities.

(a) To guide the Council in setting its policy objectives and priorities.

(b) To carry out the duties and powers of the Council under current legislation;

(c) To develop, implement and monitor the relevant strategies and policies relating to the Terms of Reference of the committee.

(d) To secure satisfactory standards of service provision and improvement, including monitoring of contracts, Service Level Agreements and partnership arrangements;

(e) To consider and approve relevant service plans;

(f) To comply with the standing orders and financial regulations of the Council;

(g) To operate within the budget allocated to the committee by the Council.

(h) To determine fees and charges relevant to the committee;

To review and monitor the operational impact of policies and to recommend proposals for new initiatives and policy developments including new legislation or central government guidance

(d) Powers and duties of the local planning authority in relation to the planning of sustainable development; local development schemes; local development plan and monitoring reports and neighbourhood planning.

Licensing

(a) Except in relation to the statement of Licensing Policy, to discharge all functions conferred upon the council as licensing authority under the Licensing Act 2003.

(b) Except in relation to the statement of Licensing Policy, to discharge all functions conferred upon the council as licensing authority under the Gambling Act 2005.

(c) To determine all fees and charges relevant to matters disposed by the Planning and Licensing Committee.

(d) To exercise all other functions relating to licensing and registration including

i. Trading Requirements.

ii. All functions relating to hackney carriage drivers and vehicles and private hire drivers vehicles and operators.

- iii. Animal Welfare and Security.
 - iv. Skin Piercing, Acupuncture, Electrolysis and Tattooing.
 - v. Sex establishments (including Sex Entertainment Venues (SEV)).
 - vi. Pavement Permits.
 - vii. Charitable Collections.
 - viii. Camping, Caravan Sites and Mobile Homes.
 - ix. Scrap Metal.
 - x. Game Dealers.
- (e) Any other matters relating to licensing as may be referred to the committee for consideration.
 - (f) To hear and determine licensing applications and appeals where objections and /or representations have been received in relation to any of the above functions.
 - (g) To manage and monitor the budgets in respect of licensing and vehicle licensing.