

Minutes

Planning and Licensing Committee Wednesday, 8th March, 2017

Attendance

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

Apologies

Substitute Present

Also Present

Cllr Cloke	
Cllr Mrs Pound	
Cllr Mrs Hones	
Cllr Day	Ingatestone & Fryerning Parish Council
Cllr Foan	West Horndon Parish Council
Cllr Jeater	Ingatestone & Fryerning Parish Council
Cllr Lockhart	Blackmore, Hook End and Wyatts Green Parish Council

Officers Present

Philip Drane	-	Planning Policy Team Leader
Caroline McCaffrey	-	Development Management Team Leader
Claire Mayhew	-	Governance and Member Support Officer
Sonia Sharp	-	Planning Solicitor
Nick Howard	-	Senior Planner

301. Apologies for Absence

No apologies were received.

302. Minutes of the Previous Meeting

The minutes from the Planning and Licensing Committee held on 24th January 2017 were approved and signed as a true record.

303. Minutes of the Licensing Appeals Sub Committee

The minutes from the Licensing Sub Committee held on 21st February 2017 were approved and signed as a true record.

304. Parklands, Rockwood, Magdalen, Longmeads, The Leylands and Woodfield, 1 to 6 Woodfield Cottages, South East of High Street, High Street, Ingatestone, Essex Application No. 16/01809/OUT

Ms Heales was present and addressed the committee in objection to the application.

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

Cllr Day, Ingatestone and Fryerning Parish Council was also present and addressed the committee in objection to the application. Concerns were expressed about GB1 and GB2 and, relating to special landscaping area, NPPF and Green Belt Policy. Also the impact on the local infrastructure; health care, education and parking.

Cllr Honess, Ward Councillor spoke in objection to the application. She thanked the officer for a very detailed report and she drew the committee's attention to the NPPF, in which it states that no development should be on green belt unless there are very special circumstance exists. A development of this scale should also demonstrate sustainability, this development is not sustainable and will add extra pressure, educational, medical, traffic and pollution on the environment.

Cllr Cloke, Ward Councillor also spoke in objection to the application and expressed his concern on the loss of good quality agricultural land, the additional traffic movement and the poor sight line to the north of the site.

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

A vote was taken by a show of hands.

FOR: Cllrs Bridge, Faragher, Mrs Hubbard, Keeble, McCheyne, Mrs Middlehurst, Morrissey, Mrs Murphy, Mynott, Newberry, Ms Rowlands and Ms Sanders (12)

AGAINST: (0)

ABSTAIN: (0)

RESOLVED UNANIMOUSLY that the application is **REFUSED** for the following reasons:

1. The proposal would be inappropriate development in the Green Belt in that it 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 and 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.

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

305. Land adjacent to Landings, Outings Lane, Doddinghurst, Essex Application No. 16/00727/OUT

This item was withdrawn as the applicant wishes to concentrate on another scheme for the same site.

306. 1 Floral Bungalow, Hunters Chase, Hutton, Essex CM13 1SN Application No. 16/01820/FUL

Miss Cook, the applicant was present and addressed the committee in support of the application.

Cllr Sanders read out a letter of support from the Ward Councillor, Cllr Hossack.

After a full discussion, a motion was **MOVED** by Cllr Sanders and **SECONDED** by Cllr Faragher to approve the application due to the fact that the footprint and scale does not represent inappropriate development, but rather is modest development which will not be harmful to the neighbour.

A vote was taken by a show of hands.

FOR: Cllrs Faragher, McCheyne, Mrs Middlehurst, Mrs Murphy, Ms Rowlands and Ms Sanders (6)

AGAINST: Cllrs Hubbard, Keeble, Morrissey and Mynott (4)

ABSTAIN: Cllrs Bridge and Newberry (2)

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

- Development to commence within 3 years from the date of the decision
- Development to be built in accordance with the submitted drawings
- No other permitted development extensions to be built prior to the commencement of this development
- Details of the colour of any render to be submitted to and agreed in writing by the Council prior to that render taking place.

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

307. Urgent Business

There were no items of Urgent Business.

The meeting concluded at 20.15pm