

# Minutes

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## Planning and Licensing Committee Tuesday, 31st May, 2016

### Attendance

Cllr McCheyne (Chair)	Cllr Mrs Hubbard
Cllr Barrell	Cllr Mynott
Cllr Bridge	Cllr Newberry
Cllr Faragher	Cllr Mrs Murphy
Cllr Middlehurst	Cllr Keeble
Cllr Morrissey	

### Apologies

Cllr Ms Rowlands (Vice-Chair)

### Substitute Present

Cllr Wiles

### Also Present

Cllr Russell  
Cllr Mrs Coe  
Cllr Hossack  
Cllr Mrs Pound  
Cllr Ms Sanders

### Officers Present

David Carter	- Senior EHO (Team Leader)
Jonathan Binks	- Planning Assistant
Philip Drane	- Planning Policy Team Leader
Mike Ovenden	- Senior Planning Officer
Jean Sharp	- Governance and Member Support Officer
Christine Stephenson	- Planning Solicitor
Charlotte White	- Senior Planning Officer

## 19. Apologies for Absence

Apologies were received from Cllr Ms Rowlands and Cllr Wiles substituted for her.

**20. Appointment of Vice-Chair for the duration of the meeting**

Cllr McCheyne proposed and it was agreed unanimously that Cllr Mrs Murphy undertake the role of Vice-chair for the duration of the meeting.

**21. Minutes of the Previous Meeting**

The minutes of the Planning and Licensing Committee of 12 April 2016 were agreed as a true record.

**22. Minutes of the Licensing Appeals Sub Committee**

The minutes of the Licensing/Appeals Sub-committee of 8 March 2016 were agreed as a true record.

**23. Declaration of Interests**

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

**24. LAND REAR OF 139-141 COXTIE GREEN ROAD, PILGRIMS HATCH, SOUTH WEALD, ESSEX.**

**DEMOLITION OF THE EXISTING BUILDINGS AND THE CREATION OF 12 NO. TWO, THREE, FOUR AND FIVE BEDROOM HOUSES AND A NEW ACCESS ROAD.**

**APPLICATION NO: 16/00226/FUL**

The application had been referred by Cllr Mrs Coe for consideration by the Committee.

Mrs Smith, the owner of the land adjacent to the site, was present and spoke in support of the application.

Mr Richardson, the applicant's agent, also spoke on the application.

Cllr Wiles **MOVED** and Cllr McCheyne **SECONDED** that the application be **APPROVED**. A vote was taken on a show of hands and it was

**RESOLVED**

That the application be approved subject to a Section 106 agreement for affordable housing and conditions.

The Committee voted as follows:

FOR: Cllrs Bridge, Faragher, McCheyne, Middlehurst, Mrs Murphy and Wiles (6)

AGAINST: Cllrs Barrell, Mrs Hubbard, Keeble, Morrissey, Mynott and Newberry (6)

Abstain (0)

The Chair used his casting vote and the application was approved 7 votes to 6.

**25. BRENTWOOD FOOTBALL CLUB BRENTWOOD CENTRE,  
DODDINGHURST ROAD, PILGRIMS HATCH, ESSEX. CM15 9NN**

**REPLACEMENT OF GRASS SURFACE FOOTBALL PITCH WITH 3G  
SYNTHETIC ALL WEATHER PITCH.**

**APPLICATION NO: 16/00267/FUL**

The application related to the replacement of the existing grass football pitch with a synthetic all weather surface; no other changes were proposed.

The application was reported to committee because it related to land owned by the Borough Council.

Cllr McCheyne **MOVED** and Cllr Morrissey **SECONDED** that the application be **APPROVED** and it was

**RESOLVED UNANIMOUSLY**

that the application be approved subject to the following conditions:

**1 TIM01 Standard Time - Full**

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

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

**2 DRA01A Development in accordance with drawings**

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

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

Members voted as follows:

FOR: Cllrs Barrell, Bridge, Faragher, Mrs Hubbard, Keeble, McCheyne, Mrs Middlehurst, Morrissey, Mrs Murphy, Mynott, Newberry and Wiles (12)

AGAINST: (0)

ABSTAIN: (0)

Cllr McCheyne requested it be minuted that an email had been received and forwarded onto ECC, the Highway Authority, that footballs had been kicked from the pitch onto the adjacent A12.

*(Cllr Morrissey declared a non-pecuniary interest by virtue of her husband working for Brentwood Leisure Trust.*

*Cllrs Wiles and Bridge declared a non-pecuniary interest by virtue of being Trustees of Brentwood Leisure Trust).*

**26. THE WHITE HOUSE, MAGPIE LANE, LITTLE WARLEY, ESSEX. CM13  
3EA**

**TWO STOREY SIDE EXTENSION, SINGLE STOREY FRONT EXTENSION  
WITH OPEN PORCH.**

**APPLICATION NO: 16/00250/FUL**

The application had been referred by former Warley Ward councillor David Tee for consideration by the Committee regarding design, footprint, visibility and lack of objections.

Mr Tee was present and spoke in support of the application.

Mrs Fletcher, the applicant, also addressed the Committee.

Cllr Barrell **MOVED** and Cllr Faragher **SECONDED** that the application be **APPROVED**. A vote was taken on a show of hands and it was

**RESOLVED**

that the application be approved subject to conditions including the retention of a tree at the front of the site.

Members voted as follows:

FOR: Cllrs Barrell, Bridge, Faragher, Mrs Hubbard, Keeble, McCheyne, Mrs Middlehurst, Mrs Murphy, Newberry and Wiles (10)

AGAINST: Cllr Morrissey (1)

ABSTAIN: Cllr Mynott (1).

**27. ATTE BOWER, FIRSGROVE ROAD, WARLEY, ESSEX. CM14 5JJ**

**HIP TO GABLE ROOF WITH REAR DORMER, RAISING THE EXISTING  
ROOF BY 750MM, LIFTING EAVES HEIGHT TO DROP OVERALL HEIGHT  
OF ROOF, AND TWO ROOF LIGHTS.**

## **APPLICATION NO: 16/00380/FUL**

The application was referred by Cllr Russell for consideration by the Committee as he regarded the roof design and dormer as being acceptable and not impacting on the street scene or design on the interwar property. In addition it was neighboured by larger properties so would not be overbearing. The ridge height had been reduced from a previous application and it complied with CP1 of the Local Plan.

The applicant had submitted a written statement since they had been unable to attend the meeting and Cllr Russell spoke in support of the application.

Cllr Mynott **MOVED** and Cllr Mrs Hubbard **SECONDED** that the application be **REFUSED**. A vote was taken on a show of hands and it was

### **RESOLVED**

That the application be refused for the following reasons:

#### **R1 U12945**

The proposed alterations and extensions to the roof by virtue of their height, bulk and massing would be out of scale and poorly related to the design and height of the application property, resulting in a dominant and incongruous development which would in turn be harmful to the character and appearance of the area. This would be conflict with Local Plan Policy CP1 (i) and (iii) and the aims and objective of the National Planning Policy Framework.

#### **R2 U12946**

The proposed dormer would be a dominant feature and poorly related to the roofscape into which it was to be inserted, harmful to the character and appearance of the area and in conflict with Local Plan Policy H17 and contrary to one of the principle objectives of the National Planning Policy Framework.

Members voted as follows:

**FOR:** Cllrs Bridge, Faragher, Mrs Hubbard, Keeble, McCheyne, Mrs Middlehurst, Morrissey, Mrs Murphy and Mynott (9)

**AGAINST:** Cllrs Barrell, Wiles and Newberry (3)

**ABSTAIN:** (0)

## **28. Urgent Business**

There were no items of urgent business.

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The meeting ended at 8.45pm.