

Minutes

Planning and Development Control Committee 24 June 2014

Membership/Attendance

- | | |
|----------------------------|--------------------|
| * Cllr Baker (Chair) | * Cllr Mrs Hones |
| * Cllr Mynott (Vice-Chair) | * Cllr Hossack |
| * Cllr Carter | Cllr McCheyne |
| * Cllr Cloke | * Cllr Morrissey |
| * Cllr Mrs Cohen | Cllr Mrs Squirrell |
| * Cllr Mrs Henwood | |

*present

Substitute Present

Cllr Parker (for Cllr McCheyne)
Cllr Quirk (for Cllr Squirrell)

Also Present

Cllr Aspinell	Cllr Lloyd
Cllr Barrett	Cllr Newberry
Cllr Chilvers	Cllr Russell
Cllr Mrs Hubbard	Cllr Tee
Cllr Le-Surf	Cllr Foan (West Horndon Parish Council)

Officers Present

Tony Pierce – Interim Head of Planning
Roy Ormsby – Head of Street Scene
Caroline McCaffrey – Development Management Team Leader
Philip Cunliffe-Jones- Planning Solicitor
Charlotte Allen – Senior Planning Officer
Yee Cheung – Senior Planning Officer
David Carter – Senior EHO (Team Leader)
Leanna McPherson – Governance and Member Support Officer

15. Apologies for Absence

Apologies for absence were received from Cllrs McCheyne and Mrs Squirrell.

16. Minutes of Planning and Development Committee held on 13 May 2014

The minutes of the meeting were approved and signed by the Chair as a correct record.

17. Planning Applications and Matters

The Chair reminded those present of the procedure to be followed in order to allow the public, etc, to speak at the meeting, where requisite notice has been given,

Notwithstanding any comments made by the public, etc, Members were reminded that they had to base their decision on the material planning considerations appertaining to each application.

18. Variation in Order of the Agenda

RESOLVED, following a request from the Chair, to move Item 6 (Warley Depot, The Drive Warley, Essex) forward for consideration.

19. Warley Depot, The Drive, Warley, Essex

Change of use part of existing depot store, building to a class 7 MOT Testing Station

Application No. 14/00435/BBC

A Ward Member spoke on the item, raising her concerns over increased traffic in and around the site and the close proximity to the Scouts and the Royal British Legion Youth Band.

A motion was MOVED by Cllr Baker and SECONDED by Cllr Mynott to approve the application.

RESOLVED UNANIMOUSLY that planning permission be approved, subject to the conditions recommended.

FOR: Cllrs Baker, Carter, Cloke, Mrs Cohen, Mrs Henwood, Mrs Hones, Hossack, Morrissey, Mynott and Quirk (10)

AGAINST: (0)

ABSTAIN: (0)

(Cllr Parker declared a personal interest under the Councils Code of Conduct by virtue of working on the proposal with the Head of Service and therefore sat at the back of the Chamber taking no part in the discussion or vote on the item.)

**20. Development Land Adjacent 361 Roman Road Mountnessing Essex
Construction of three detached dwellings including double garages
Application No. 14/00187/FUL**

The Chair advised the Committee that the application had been withdrawn by the agent for the applicant.

**21. Little Bassets Pig Farm Magpie Lane Little Warley Essex CM13 3EA
Demolition of former pig farm buildings, conversion of former pig farm building to residential and construction of two new bungalows
Application No. 14/00480/FUL**

Mr Forde, the applicant's agent, addressed the Committee in support of the application.

A Ward Member spoke on the application, advising that the concerns he had raised the last time the application was before the Committee had now been addressed.

Members considered the application before them and noted the application was within the Green Belt, however it was considered that the proposed development would be a reduction in the size and scale of buildings currently on the site and therefore in this instance the detrimental effect to the Green Belt would be outweighed by the benefits of the development.

A motion was MOVED by Cllr Carter and SECONDED by Cllr Parker, to approve the application.

RESOLVED to approve the planning permission, subject to conditions being agreed in detail with the Chair, Vice-Chair and Ward Member.

FOR: Cllrs Baker, Carter, Cloke, Mrs Cohen, Mrs Henwood, Mrs Hones, Hossack, Parker and Quirk (9)

AGAINST: (0)

ABSTAIN: Cllrs Mynott and Morrissey. (2)

**22.5 Pennyfields Warley Essex CM14 5JP
Change of use from residential to Housing for Multiple Occupancy (maximum of 8 Occupants)
Application No. 14/00200/FUL**

Mr Mayo, an objector, was present and addressed the Committee setting out his concerns.

Ward Members spoke on the application and addressed their concerns in relation to car parking issues within the locality, lack of amenity space and living standards for potential residents.

Members who spoke on the application also raised concerns that the proposal would change the character of the road and there would be a detrimental impact on neighbouring properties.

During the debate, Mr Carter advised the Committee that the proposal failed to meet the amenity standards contained in the Essex Approved Code Of Practice Amenity Standards for HMO's.

A motion was MOVED by Cllr Carter and SECONDED by Cllr Baker that the application be refused as the applications would change the character of the road, there would be a detrimental impact on neighbouring properties and the proposal did not meet housing space standards for a house in multiple occupation.

RESOLVED UNANIMOUSLY to refuse the application, for the reasons outlined above.

FOR: Cllrs Baker, Carter, Cloke, Mrs Cohen, Mrs Henwood, Mrs Hones, Hossack, Morrissey, Mynott, Parker and Quirk (11)

AGAINST: (0)

ABSTAIN: (0)
