

Minutes

Planning and Development Committee 22nd July 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 Clark (for Cllr Mrs Cohen)
Cllr Quirk (for Cllr Mrs Squirrell)

Also Present

Cllr Aspinell	Cllr Foan (West Horndon Parish Council)
Cllr Le-Surf	Cllr Keeble (Blackmore, Tipps Cross & Wyatts Green Parish Council)
Cllr Ms Sanders	Cllr North (Kelvedon Hatch Parish Council)
	Cllr Stacey (Mountnessing Parish Council)

Officers Present

Alex Bird – Senior Planning Policy Officer
David Carter – Senior EHO (Team Leader)
Yee Cheung – Senior Planning Officer
Philip Cunliffe-Jones- Planning Solicitor
Claire Hayden – Governance and Member Support Officer
Alan Marsh – Arboricultural Assistant
Kathryn Mathews - Senior Planning Officer
Caroline McCaffrey – Development Management Team Leader
Tony Pierce – Interim Head of Planning

104. Apologies for Absence

Apologies for absence were received from Cllrs Mrs Cohen and Mrs Squirrel.

105. Minutes of Planning and Development Committee held on 24 June 2014

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

106. 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.

**107. 1-5 Roman Triangle, Roman Road, Mountnessing, Essex
Variation of condition 2 (time limit) to allow permanent residency, deletion of condition 3 (restoration of land to agricultural land) and variation of condition 9 (revised layout) of planning application 11/00711/ful (change of use of land to a caravan site involving the siting of 5 mobile homes, 5 touring caravans and construction of 5 day rooms/amenity blocks, an internal access road, hard standing for parking, and fencing/walls and gates to the external boundary and to divide the site)**

Application no: 14/00244/FUL

Mrs Reilly, the applicant, addressed the Committee in support of the application.

A Ward Member and Parish Councillors spoke on the item, raising their concerns over the site being in Green Belt and request that temporary permission is granted until the LDP has been agreed.

Mr Pierce informed members that within the LDP, Roman Triangle is a recommended site.

After a full discussion A motion was **MOVED** by Cllr Morrissey and **SECONDED** by Cllr Carter to approve the application.

Cllr Mrs Hones requested a recorded vote in accordance with Part 4.1 of the Constitution, Rule 9.5, five Members requested a recorded vote be taken and Members voted as followed:

FOR: Cllrs Baker, Carter, Clark, Morrissey, Mynott and Quirk (6)

AGAINST: Cllrs Cloke, Mrs Hones and McCheyne (3)

ABSTAIN: Cllr Mrs Henwood (1)

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

(Cllr Hossack declared a personal interest under the Councils Code of Conduct by virtue of knowing one the applicant's children. Cllr Hossack, decided to the Chamber taking no part in the discussion or vote on the item).

108. 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

Planning permission was approved for this application at the Planning and Development Committee on 24 June 2014. Unfortunately, revised architectural drawing to increase the size of the building to allow large vehicles to be tested were not received until after that meeting.

The motion was **MOVED** by Cllr Baker and **SECONDED** by Cllr Mynott to approve the application subject to the conditions recommended.

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

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

AGAINST: (0)

ABSTAIN: (0)

109. Brentwood Planning Enforcement Plan

Members were asked to consider and approve for consultation the draft Brentwood Planning Enforcement Plan along with revised High Hedges and Tree Enforcement Procedures. The draft Plan, to be amended after consideration of by members' Parish Councils' and public responses, will be presented to Council for approval and publication at a future meeting of this Committee. This will allow any interested parties to engage in setting objectives and suggesting priorities for enforcement action, as well as providing greater clarity and certainty to the investigation and development processes.

Planning Enforcement is essential to protect the quality of life of people who live and work and visit the area. It is also essential to support confidence in the integrity of the Planning system. It can be technically complex, but the draft plan links to Government Guidance and it is hoped that this assists in clarifying issues and priorities. The draft Plan includes proposed standards for openness, proportionality and consistency of procedures particularly relating to identification of unauthorised development; priorities for investigating and reporting on potential planning breaches, options for decision, and completion of an investigation.

The appendices of the draft Plan set out the Enforcement Toolkit, the procedure notes for Tree Preservation Order enforcement and high hedges. There is also further detailed legal information on untidy land notices and hedgerows.

A motion was MOVED by Cllr Cloke and SECONDED by Cllr Henwood to approve the recommendation set out in the report.

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

AGAINST: (0)

ABSTAIN: (0)

RESOLVED UNANIMOUSLY to:-

- 2.1 Approve the draft Brentwood Planning Enforcement Plan for public consultation, as shown in Appendix 1.
- 2.2 Agree that the draft Brentwood Planning Enforcement Plan as amended as a result of consultation responses to be considered for approval and publication at a future meeting of Planning Committee.

110. Urgent Business

The Chair raised the issue of whether any controls apply where the change of use to Class A1 (Shop) takes place from a Class A3 /A4 (food and drink or public house. It had come to notice recently with the change of use of establishments in Warley and Hanging Hill Lane to Tesco Metro that traffic obstructions were created and this may be a possible breach of Article 3 of the Permitted Development Order. Although a Highway Officer was not present he asked that this be looked at with Tesco and the County Highway officers.

The Chair permitted a question to be asked by Councillor McCheyne about progress in the appointment of the new Head of Planning, and a question from Cllr Hossack regarding the Travellers recently arrived in Hutton. Tony Pierce responded to the first question and David Carter to the second.
