



Planning and Development Control Committee

Agenda

Part One

Council Chamber - Town Hall

Tuesday, 2 September 2014 at 7.00 pm

Membership (Quorum – 3)

Councillors

Cllrs Baker (Chair), Mynott (Vice-Chair), Carter, Cloke, Mrs Cohen, Mrs Henwood, Mrs Hones, Hossack, McCheyne, Morrissey and Mrs Squirrell

Committee Co-ordinator: Claire Hayden (01277 312741)

Additional Information:

Substitutes

Where a Member cannot attend a meeting, he or she will contact the Committee Administrator by 5.00pm on the day before the meeting to let them know this and to confirm who will be coming in their place.

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.

Substitutes for quasi judicial Committees must be drawn from members who have received training in quasi-judicial decision making. If a casual vacancy occurs on a quasi judicial Committee it will not be filled until the nominated member has been trained.

Rights to attend and speak

Any Member may attend any body to which these Procedure Rules apply.

A Member who is not a member of the committee may speak at the meeting if they have given prior notification by no later than one working day before the meeting to the Chair and advised them of the substance of their proposed contribution.

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.

Point of Order/Personal explanation/Point of Information

8.3.14 Point of order

A member may raise a point of order at any time. The Chair 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 Chair on the point of order will be final.

8.3.15 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 Chair on the admissibility of a personal explanation will be final.

8.3.16 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 Chair. The Member must specify the nature of the information he/she wishes to provide and its importance to the current debate. If the Chair 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 Chair on the admissibility of a point of information or clarification will be final.

Information for Members of the Public

Access to Information and Meetings

You have the right to attend all meetings of the Council and its Boards and Committees. You also have the right to see the agenda, which will be published no later than 5 working days before the meeting, and minutes once they are published. Dates of the meetings are available at www.brentwood.gov.uk or from Democratic Services (01277 312739).

Webcasts

All of the Council's meetings are webcast, except where it is necessary for the items of business to be considered in private session (please see below).

If you are seated in the public area of the Council Chamber, it is likely that your image will be captured by the recording cameras and this will result in your image becoming part of the broadcast. This may infringe your Human Rights and if you wish to avoid this, you can sit in the upper public gallery of the Council Chamber.

Private Sessions

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 Board or Committee does so, you will be asked to leave the meeting.

Guidelines on filming, photography, recording and use of social media at council and committee meetings

The council welcomes the filming, photography, recording and use of social media at council and committee meetings as a means of reporting on its proceedings because it helps to make the council more transparent and accountable to its local communities.

Where members of the public use a laptop, tablet device, smart phone or similar devices to make recordings these devices must be set to 'silent' mode to avoid interrupting proceedings of the council or committee.

If you wish to record the proceedings of a meeting and have any special requirements or are intending to bring in large equipment then please contact the Communications Team before the meeting.

The use of flash photography or additional lighting may be allowed provided it has been discussed prior to the meeting and agreement reached to ensure that it will not disrupt proceedings.

The Chair of the meeting may terminate or suspend filming, photography, recording and use of social media if any of these activities, in their opinion, are disrupting proceedings at the meeting.

Access

There is wheelchair access to the Town Hall from the Main Entrance. There is an induction loop in the Council Chamber.

Evacuation Procedures

Evacuate the building using the nearest available exit and congregate at the assembly point in the North Front Car Park.

Material Planning Considerations

The following are among the most common issues which the Planning Committee can take into consideration in reaching a decision:-

- Planning policy such as adopted Brentwood Replacement Local Plan, Government guidance, case law, previous decisions of the Council;
- Design, appearance and layout;
- Impact on visual or residential amenity including potential loss of daylight or sunlight or overshadowing, loss of privacy, noise disturbance, smell or nuisance;
- Impact on trees, listed buildings or a conservation area;
- Highway safety and traffic;
- Health and safety;
- Crime and fear of crime;
- Economic impact – job creation, employment market and prosperity.

The following are among the most common issues that are **not** relevant planning issues and the Planning Committee cannot take these issues into account in reaching a decision:-

- Land ownership issues including private property rights, boundary or access disputes;
- Effects on property values;
- Restrictive covenants;
- Loss of a private view;
- Identity of the applicant, their personality or previous history, or a developer's motives;
- Competition;
- The possibility of a "better" site or "better" use;
- Anything covered by other legislation.

Part I

(During consideration of these items the meeting is likely to be open to the press and public)

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4	LAND ADJACENT TO HEATHLANDS SCHOOL ROAD KELVEDON HATCH ESSEX OUTLINE APPLICATION (ACCESS, LAYOUT AND SCALE) FOR CONSTRUCTION OF TWO STOREY DETACHED DWELLING. (APPEARANCE AND LANDSCAPING RESERVED MATTERS)	Brizes & Doddinghurst	33 - 46

**APPLICATION NO:
14/00631/OUT**

- 5 **23 HIGH STREET** Ingatestone, Fryerning and **47 - 68**
 INGATESTONE ESSEX Mountnessing
 CM4 9DU

PARTIAL DEMOLITION OF LISTED BUILDING. CHANGE OF USE FROM OFFICES TO 5 FLATS (1 X 1 BEDROOM, 4 X 2 BEDROOMS), AND ERECTION OF 2 BEDROOM COTTAGE WITH ASSOCIATED CAR PARKING, CYCLE AND BIN STORAGE, AND EXTERNAL ALTERATIONS , INCLUDING NEW DORMERS.

**APPLICATION NO:
14/00593/FUL**

- 6 **23 HIGH STREET** Ingatestone, Fryerning and **69 - 82**
 INGATESTONE ESSEX Mountnessing
 CM4 9DU

PARTIAL DEMOLITION OF LISTED BUILDING. CHANGE OF USE FROM OFFICES TO 5 FLATS (1 X 1 BEDROOM, 4 X 2 BEDROOMS), AND ERECTION OF 2 BEDROOM COTTAGE WITH ASSOCIATED CAR PARKING, CYCLE AND BIN STORAGE, AND EXTERNAL ALTERATIONS , INCLUDING NEW DORMERS.

APPLICATION NO:

14/00594/LBC

7 **149C -151HIGH STREET Brentwood West 83 - 96**
BRENTWOOD ESSEX
CM14 4SA

**CONVERSION OF
OFFICES INTO 6 X 2
BEDROOM FLATS AND
CONSTRUCTION OF AN
ADDITIONAL STOREY TO
PROVIDE AN
ADDITIONAL 2 BEDROOM
FLAT.**

**APPLICATION NO:
14/00648/FUL**

8 **Urgent business**



Acting Chief Executive

Town Hall
Brentwood, Essex
22.08.2014