

Minutes

Planning and Development Control Committee Wednesday, 19th November, 2014

Attendance

Cllr Baker (Chair)	Cllr Mrs Henwood
Cllr Mynott (Vice-Chair)	Cllr Mrs Hones
Cllr Carter	Cllr Morrissey
Cllr Cloke	

Apologies

Substitute Present

Cllr Hirst (substituting for Hossack)
Cllr Newberry (substituting for Mrs Squirrell)
Cllr Parker (substituting for McCheyne)
Cllr Aspinnell (substituting for Mrs Cohen)

Also Present

Cllr Kendall	
Cllr Tee	
Cllr Barrett	
Cllr Clark	
Cllr Mrs Coe	
Cllr Mrs Davies	
Cllr Mrs Hubbard	
Cllr Mrs Murphy	
Ms Turner	West Horndon Parish Council

Officers Present

Gordon Glenday	Head of Planning and Development
Claire Hayden	Governance and Member Support Officer
Philip Cunliffe-Jones	Planning Solicitor
Kathryn Mathews	Senior Planning Officer
Caroline McCaffrey	Development Management Team Leader
Tony Pierce	Interim Planning Executive
Christopher Potter	Monitoring Officer and Head of Support Services
Charlotte Allen	Senior Planning Officer

David Carter	Senior EHO
Sukhvinder Dhadwar	Planning Officer
Martyn Earl	Senior Planning Officer
Hilary Gore	Strategic Development Manager, Essex County Council

284. Apologies for absence

Apologies for absence were received from Cllr Hossack, Cllr McCheyne and Cllr Mrs Squirrell. Cllr Mrs Cohen, a member of the Committee was present only as a Ward Member for the Crossrail item - she has recently returned from ill health, may not stay and cannot take part in any voting. Cllr Aspinell substituted.

285. Minutes of previous meeting

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

286. Planning Application 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 had 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.

287. Variation to the Agenda

The Chair moved a motion to vary the agenda. Item 9 will be debated after item 5 and item 10 debated after item 7.

288. LAND ADJACENT TO 42 IRIS CLOSE PILGRIMS HATCH ESSEX

CONSTRUCTION OF A THREE BEDROOM DETACHED HOUSE WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

APPLICATION NO: 14/00934/FUL

The Chair informed the committee that Items 3 and 4 will be discussed together and therefore the speakers will be given an extension on their speaking time to discuss both applications. However, the applications will be voted on separately.

Mr Hasselgren, an objector, was in attendance and addressed the committee setting out his concerns objections to the application. With regard to the area adjoining 61 the issue of the height of the fence did not apply,

Mrs Cassels, a member of the Residents Association, was in attendance and addressed the committee setting out the Residents Associations objections to the application.

Mr Lipinski, the Applicant's Agent, was in attendance and addressed the Committee in support of the application.

Ward Members spoke in support of the resident's objection to this application and stated that Planning Permission was originally refused for lack of amenity space. Concerns were raised over the changing of a semi rural estate, over the loss and ownership of amenity green space, size of properties and flooding/drainage. The Council has maintained the land as open space. The area of the two applications comprise 57% of the amenity green

A motion was MOVED by Cllr Aspinell and SECONDED by Cllr Baker to refuse the application.

The motion was **CARRIED**.

For: Cllrs Aspinell, Baker, Carter, Cloke, Mrs Henwood, Hirst, Mrs Hones, Newberry, Morrissey, Mynott and Parker (11)

Against: (0)

Abstain: (0)

RESOLVED UNANIMOUSLY that planning permission is refused. The existing use of the application site has been an amenity green open space for the residents of the Flowers estate for over 40 years and is a safe public space for children, young people and dog walkers. The proposed development do not outweigh the harm from the loss of the amenity.

289. LAND ADJACENT TO 61 IRIS CLOSE PILGRIMS HATCH ESSEX

CONSTRUCTION OF A THREE BEDROOM DETACHED HOUSE WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

APPLICATION NO: 14/00935/FUL

From the outcome of the discussion on the previous item a motion was MOVED by Cllr Aspinell and SECONDED by Cllr Baker to refuse the application.

The motion was **CARRIED**.

For: Cllrs Aspinell, Baker, Carter, Cloke, Mrs Henwood, Hirst, Mrs Hones, Newberry, Morrissey, Mynott and Parker (11)

Against: (0)

Abstain: (0)

RESOLVED UNANIMOUSLY that planning permission is refused. The existing use of the application site has been an amenity green open space for the residents of the Flowers estate for over 40 years and is a safe public space for children, young people and dog walkers. The benefits of the proposed development do not outweigh the harm from the loss of this amenity.

290. 5 CARISBROOK ROAD PILGRIMS HATCH ESSEX CM15 9PG

SINGLE STOREY FRONT EXTENSION.

APPLICATION NO: 14/00869/FUL

Mrs Waldock, the applicant addressed the committee in support of the application.

A Ward Member raised concerns over the response from the Highways Authority's refusal of this application, stating that the front extension would limited space for only one parked vehicle. Cllr Mrs Davies informed the Committee, that due to a recent site visit, evidence shows that there is ample parking on the front of the property for two vehicles. The Committee accepted that parking standards should normally be applied, but this site would be an exception.

A motion was **MOVED** by Cllr Baker and **SECONDED** by Cllr Mrs Hones to approve the application.

The motion was **CARRIED**.

For: Cllrs Aspinell, Baker, Carter, Cloke, Mrs Henwood, Hirst, Mrs Hones, Newberry, Morrissey, Mynott and Parker (11)

Against: (0)

Abstain: (0)

RESOLVED UNANIMOUSLY that planning permission is approved.

**291. GREAT EASTERN MAIN LINE THROUGH BRENTWOOD BOROUGH
HUTTON ROAD SHENFIELD ESSEX**

**CROSSRAIL INFRASTRUCTURE AND STATION WORKS IN
BRENTWOOD BOROUGH COUNCIL, INCLUDING WORKS AT
BRENTWOOD STATION, SHENFIELD STATION AND SIDINGS.**

APPLICATION NO: 14/01016/CROSS

The Chair informed the Committee that this item is to be withdrawn, due to the lack of information on new requirements.

Mr White from Crossrail was present and addressed the Committee in support of the application and requested that the application is deferred, not withdrawn.

The Chair suggested that the item be debated so that Mr White can listen to the members concerns.

Ward Members need more information to be circulated to the residents and retailers.

Members raised concerns within their wards about this application.

A motion was **MOVED** by Cllr Baker and **SECONDED** by Cllr Mynott that the application be deferred to enable further consultation between the applicant and officers to ensure the proposal applied for is based on sufficient and the most up to date information.

The motion was **CARRIED**.

For: Cllrs Aspinell, Baker, Carter, Cloke, Mrs Henwood, Hirst, Mrs Hones, Newberry, Morrissey, Mynott and Parker (11)

Against: (0)

Abstain: (0)

RESOLVED UNANIMOUSLY that planning application is deferred.

(Cllr Clark, declared non pecuniary interest under the Councils Code of Conduct by virtue of living within a close proximity of the site. Cllr Clark is not a member of the committee and would not be voting on this item).

292. OAKDENE DAYS LANE PILGRIMS HATCH ESSEX CM15 9SJ

**TWO STOREY REAR EXTENSION AND INSERTION OF WINDOW TO
NORTH ELEVATION**

APPLICATION NO: 14/00857/FUL

Mr Thistle, was present address the committee in objection to the application.

Mrs Dorrington, the applicant, was present address the committee in support of the application.

A motion was **MOVED** by Cllr Mrs Hones and **SECONDED** by Cllr Cloke to refuse the application.

The motion was **CARRIED**.

For: Cllrs Aspinell, Carter, Cloke, Mrs Henwood, Hirst, Mrs Hones, Newberry, Morrissey and Parker (9)

Against: (0)

Abstain: Cllr Mynott (1)

RESOLVED that planning permission is refused.

R1 U08694

The site lies within the Metropolitan Green Belt where inappropriate development should not be approved except in very special circumstances. The proposed extensions would be disproportionate to the original dwelling and are a form of inappropriate development. Furthermore the extensions would be harmful to the openness of the Green Belt. No very special circumstances have been advanced that would outweigh the harm to the Green Belt and the proposal therefore conflicts with Chapter 9 of the National Planning Framework 2012 and GB1 and GB2 of the Brentwood Replacement Local Plan 2005.

(Cllr Baker declared a pecuniary interest under the Councils Code of Conduct by virtue of knowing the neighbours of the applicant and left the Chamber and did not participate in the discussion or the vote. Cllr Coe declared a non pecuniary interest under the Councils Code of Conduct by virtue of knowing the applicant's children, Cllr Coe is not a member of the committee and would not be voting on this item).

293. CALCOTT HALL FARM ONGAR ROAD PILGRIMS HATCH ESSEX CM15 9HS

EXTENSION TO EXISTING FARM BUILDING, CHANGE OF USE TO FARM SHOP/CAFE, AND EXTENSION TO EXISTING CAR PARK

APPLICATION NO: 14/00799/FUL

Mr McTurk, the applicant, was in attendance and addressed the committee in support of the application.

A Ward Member spoke in support of the application and expressed the view that the proposed building would be in keeping with other buildings within the site. Members considered the proposed use would be ancillary to the Farm shop and the scale of the development in terms of the building extension and the ancillary use would not be inappropriate in the Green Belt. A condition was required that the bricks and materials are re-used in carrying out this development.

After a full discussion. A motion was **MOVED** by Cllr Baker and **SECONDED** by Cllr Parker to approve the application subject to the conditions limiting the use to ancillary use of the shop, hours of use and re-use of materials.

The motion was **CARRIED**.

For: Cllrs Aspinell, Baker, Cloke, Mrs Henwood, Hirst, Mrs Hones, Newberry, Mynott and Parker (9)
Against: (0)
Abstain: Cllrs Carter and Morrissey (2)

RESOLVED that planning permission is approved.

A motion was **MOVED** by Cllr Aspinell and **SECONDED** by Cllr Baker for a recommendation that the applicant be invited, prior to any future development on any part of the holding, to discuss with Council Officers the submission of a Land use plan for the whole of the holding to accompany the application.

The motion was **CARRIED**.

For: Cllrs Aspinell, Baker, Cloke, Mrs Henwood, Hirst, Mrs Hones, Newberry, Mynott and Parker (9)
Against: (0)
Abstain: Cllrs Carter and Morrissey (2)

RESOLVED UNANIMOUSLY to approve the recommendation.

(Cllrs Baker, Mrs Henwood, Parker, Morrissey and Newberry declared a non pecuniary interest under the Councils Code of Conduct by virtue of regular

customer of Calcott Hall Farm. Cllr Aspinell declared a non pecuniary interest under the Councils Code of Conduct by virtue of living within a close proximity of the site).

294. West Horndon Neighbourhood Plan Area

The Localism Act 2011 grants parishes and community groups powers to draw up Neighbourhood Plans. The Neighbourhood Planning (General) Regulations (2012) set out that Brentwood Borough Council, as Local Planning Authority, has responsibility for determining applications for Neighbourhood Plan areas.

In February 2014 the Council received an application from West Horndon Parish Council to consider West Horndon parish as a Neighbourhood Plan area. The Borough Council consulted on the proposed area for a period of six weeks between May and July 2014.

A motion was **MOVED** by Cllr Baker and **SECONDED** by Cllr Mynott to approve the recommendation set out in the report.

For: Cllrs Aspinell, Baker, Carter, Cloke, Mrs Henwood, Hirst, Mrs Hones, Newberry, Morrissey, Mynott and Parker (11)
Against: (0)
Abstain: (0)

RESOLVED UNANIMOUSLY to:

2.1. That the West Horndon Neighbourhood Plan area is approved.

295. HUTTON COMMUNITY CENTRE HARRISON CLOSE HUTTON ESSEX CM13 1LP

PART CHANGE OF USE OF COMMUNITY CENTRE (D1) TO A CAFE (A3) PROVIDING HOT FOOD AND DRINK

APPLICATION NO: 14/00933/BBC

Members spoke in support of this application.

A motion was **MOVED** by Cllr Baker and **SECONDED** by Cllr Hirst to approve the to approve the application subject to the following conditions:

The motion was **CARRIED**.

For: Cllrs Aspinell, Baker, Carter, Cloke, Mrs Henwood, Hirst, Mrs Hones, Newberry, Morrissey, Mynott and Parker (11)

Against: (0)

Abstain: (0)

RESOLVED UNANIMOUSLY that planning permission is approved.

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 DRA02A Development in accordance with drawings

Unless formally permitted by the local planning authority 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.

3 U08784

The proposed cafe use shall not be open for customers outside the following hours 07:30 and 20:00 Monday to Saturday and 08:00 to 20:00 on Sundays and Bank Holidays.

Reason: To safeguard the living conditions of nearby residents.

4 U08785

The use shall not commence until full details have been submitted to and approved in writing by the Local Planning Authority of the how odour control will be dealt with on site. The efflux velocity of the discharge from such a system shall be a minimum of 15m/sec and shall include an activated carbon filtration system. The ventilation system shall be carried out in accordance with the subsequently approved details and shall be thereafter maintained so long as the cafe remains operational.

Reason: To safeguard the living conditions of nearby residents.

5 U08786

The use shall not commence until operational details of any plant and machinery (including its acoustic performance and associated with this plant a noise impact assessment) have been submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out in accordance with the subsequently approved details and shall be thereafter retained so long as the cafe remains operational.

Reason: To safeguard the living conditions of nearby residents.

6 U08887

The use shall not be commence until details have been submitted to and approved in writing by the Local Planning Authority of the weekly waste collection arrangements and the subsequent collections shall be carried out in accords with the approved details.

Reason: To safeguard the living conditions of nearby residents.

296. Urgent business

The Chair asked that Members pass on details of the very informative Members Design Tour which recently took place.
