



Agenda

Planning and Licensing Committee

Tuesday, 23 June 2015 at 7.00 pm
Council Chamber - Town Hall

Membership (Quorum – 10)

Cllrs McCheyne (Chair), Trump (Vice-Chair), Barrell, Carter, Cloke, Keeble, Morrissey, Mynott, Newberry, Reed, Tee and Wiles

Agenda Item	Item	Wards(s) Affected	Page No
1.	Apologies for Absence		
2.	Minutes of the previous meeting		7 - 36
3.	Establishment of Licensing Sub-Committee	All Wards	37 - 42
4.	10 CARPENTERS PATH HUTTON ESSEX CM13 1LJ CHANGE OF USE FROM A RESIDENTIAL PROPERTY TO A RESIDENTIAL CHILDREN'S HOME (USE CLASS C2). APPLICATION NO: 15/00125/FUL	Hutton North	43 - 56
5.	1 YORK CLOSE SHENFIELD ESSEX CM15 8JZ VARIATION OF CONDITION 2 (HOURS OF OPERATION) OF PLANNING APPLICATION 10/00720/FUL (CHANGE OF USE FROM CLASS B2 (GENERAL INDUSTRIAL) TO SUI GENERIS (CAR VALETING) TO CHANGE HOURS OF	Shenfield	57 - 68

OPERATION TO 08:00 - 18:00 MONDAY TO FRIDAY, 08:00 - 18:00 ON SATURDAYS AND 10:00 - 15:00 ON SUNDAYS.

APPLICATION NO: 15/00046/FUL

- 6. 6 OXFORD COURT WARLEY ESSEX CM14 5EU** Warley 69 - 78
- TWO STOREY SIDE EXTENSION, SINGLE STOREY FRONT EXTENSION, SINGLE STOREY REAR EXTENSION LINKING WITH DETACHED OUTBUILDING TO INCLUDE ROOF LIGHTS.**
- APPLICATION NO: 15/00109/FUL**
- 7. LAND AT HAVERING GROVE FARM 552A RAYLEIGH ROAD HUTTON ESSEX CM13 1SG** Hutton East 79 - 114
- INSTALLATION AND OPERATION OF A SOLAR FARM AND ASSOCIATED INFRASTRUCTURE, INCLUDING PV PANELS, MOUNTING FRAMES, INVERTER, TRANSFORMER, POLE MOUNTED CCTV CAMERAS, SUBSTATIONS, COMPOSTING TOILET AND FENCE.**
- APPLICATION NO: 15/00161/FUL**
- 8. HONEYSUCKLE LODGE BLACKMORE ROAD KELVEDON HATCH ESSEX CM15 0BJ** Brizes & Doddinghurst 115 - 122
- SINGLE STOREY SIDE AND REAR EXTENSION AND CONSTRUCTION OF DETACHED OUTBUILDING (RETROSPECTIVE).**
- APPLICATION NO: 15/00354/FUL**
- 9. 114 ORCHARD AVENUE BRENTWOOD ESSEX CM13 2DP** Brentwood South 123 - 130
- CHANGE OF USE FROM MOTOR SPARES SHOP (RETAIL) TO CAFE (FOOD OUTLET).**
- APPLICATION NO: 15/00145/FUL**
- 10. BRENTWOOD CARWASH CENTRE BRENTWOOD CENTRE DODDINGHURST ROAD PILGRIMS HATCH ESSEX CM15** Pilgrims Hatch 131 - 138

9NN

**RELOCATION OF AN EXISTING PORTAKABIN IN
ASSOCIATION WITH THE USE OF PART OF THE SITE AS A
HAND CARWASH FACILITY**

APPLICATION NO: 15/00466/FUL

**11. LAND FORMERLY KNOWN AS NV TOOLS ST JAMES ROAD Brentwood 139 - 158
BRENTWOOD ESSEX d West**

**REDEVELOPMENT FOR 45 FLATS, LANDSCAPED AMENITY
DECK, AND ASSOCIATED CAR PARKING.**

APPLICATION NO: 15/00142/FUL

12. Urgent Business 161 - 162



Head of Paid Service

Town Hall
Brentwood, Essex
15.06.2015

Information for Members

Substitutes

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.

Where substitution is permitted, substitutes for quasi judicial/regulatory committees must be drawn from Members who have received training in quasi- judicial/regulatory decision making. If a casual vacancy occurs on a quasi judicial/regulatory committee it will not be filled until the nominated member has been trained.

Rights to Attend and Speak

Any Members may attend any Committee to which these procedure rules apply.

A Member who is not a member of the Committee may speak at the meeting. 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.

Members requiring further information, or with specific questions, are asked to raise these with the appropriate officer at least two working days before the meeting.

Point of Order/ Personal explanation/ Point of Information

Point of Order

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

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 Mayor on the admissibility of a personal explanation will be final.

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

Material for Planning Consideration

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 residual 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.

Information for Members of the Public

Access to Information and Meetings

You have the right to attend all meetings of the Council 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.

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.

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.

Private Session

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

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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.