

Minutes

Planning and Licensing Committee Tuesday, 13th September, 2016

Attendance

Cllr McCheyne (Chair)	Cllr Keeble
Cllr Ms Rowlands (Vice-Chair)	Cllr Mrs Middlehurst
Cllr Barrell	Cllr Mrs Murphy
Cllr Bridge	Cllr Mynott
Cllr Faragher	Cllr Newberry
Cllr Mrs Hubbard	

Apologies

Cllr Morrissey

Substitute Present

Cllr Barrett

Also Present

Cllr Foan	-	West Horndon Parish Council
Cllr Lockhart	-	Blackmore, Hook End & Wyatts Green Parish Council
Cllr Hossack		
Cllr Mrs Pound		
Cllr Ms Sanders		

Officers Present

Caroline McCaffrey	-	Development Management Team Leader
Claire Mayhew	-	Governance and Member Support Officer
Christine Stephenson	-	Planning Solicitor
Charlotte White	-	Senior Planning Officer
Tessa Outram	-	Graduate Planner
Paulette McAllister	-	Design and Conservation Officer
David Carter	-	Environmental Health Manager
Lauren Kealey	-	Tenants Participation Co-ordinator
Daniel Toohey	-	Monitoring Officer

132. Apologies for Absence

Apologies were received by Cllr Morrissey, Cllr Barrett was present as a substitute.

133. Minutes of the Previous Meeting

The minutes of the Planning and Licensing Committee of the 19th July 2016 were approved and signed as a true record.

134. Minutes of the Licensing Appeals Sub Committee

The minutes of the Licensing Appeals Sub Committee of 5th July 2016 were approved and sign as a true record.

135. Land to the front of 9-15 Fawtlers Close, Hutton, Brentwood, Essex Application No. 16/00979/FUL

A motion was **MOVED** by Cllr McCheyne and **SECONDED** by Cllr Faragher to approve the application, subject to the conditions set out in the officer's report.

A vote was taken by a show of hands.

FOR: Cllr Barrell, Mrs Murphy, Mrs Middlehurst, Faragher, Bridge, Mynott, Newberry, Mrs Hubbard, Barrett, Keeble, McCheyne and Ms Rowlands (12)

AGAINST: (0)

ABSTAIN: (0)

RESOLVED UNANIMOUSLY that the application is **APPROVED** subject to the following conditions:-

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 U14320

Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres.

Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety.

4 U14321

No development shall take place until details showing the means to prevent the discharge of surface water from the development onto the highway has been submitted to and approved in writing by the Local Planning Authority in conjunction with the Highway Authority. The approved scheme shall be carried out in its entirety prior to the car parking spaces becoming operations and shall be retained in the agreed format at all times.

Reason: To prevent hazards caused by water flowing onto the highway, in the interests of highway safety.

5 U14322

No development shall take place until details of, including the number, size, materials and siting of the bollards have been submitted to and approved in writing by the local planning authority. The bollards shall be erected in accordance with the approved details prior to the first use of the bays, and shall be retained in perpetuity.

Reason: In the interests of highway safety and the appearance of the area.

136. The Old Barn, North Drive, Hutton, Essex CM13 1SH Application No. 16/00748/FUL

Mr Harding, the Agent, was present and addressed the committee in support of the application.

Ward Members, Cllr Sanders and Cllr Hossack spoke in support of the application.

After a full debate, a motion was **MOVED** by Cllr Bridge and **SECONDED** by Cllr Mrs Murphy that the application should be refused on the design of the dwelling as the only reason, with the Officer's recommended first reason for refusal relating to Green Belt removed.

A vote was taken by a show of hands.

FOR: Cllrs Mrs Murphy, Mrs Middlehurst, Faragher, Bridge, Mynott, Newberry, Mrs Hubbard, Keeble, McCheyne and Ms Rowlands (10)

AGAINST: (0)

ABSTAIN: Cllrs Barrell and Barrett (2)

RESOLVED that planning permission is **REFUSED**, for the following reasons.

R2 U14196

The proposed dwelling is not comparable to other dwellings in the wider context and includes unusual design features, such as a very shallow roof pitch. The construction of a dwelling on this site would result in the material urbanization of this rural area. The development would therefore result in significant and demonstrable harm to the character and appearance of the rural area, contrary to Policies CP1(i) and CP1(iii) of the Brentwood Replacement Local Plan 2005 and Chapter 7 of the National Planning Policy Framework (NPPF).

137. Cemetery Lodge, Lorne Road, Warley, Essex CM14 5HH Application No. 16/00542/FUL

Cllr Barrell, asked that a condition be added restricting the use of the proposed building for storage in association with the use of Brentwood Museum.

Cllr Hubbard, expressed concerns over the construction vehicles churning up grass verges and requested that the access be protected from such damage

A motion was **MOVED** by Cllr McCheyne and **SECONDED** by Cllr Ms Rowlands to approve the application.

A vote was taken by a show of hands.

FOR: Cllr Barrell, Mrs Murphy, Mrs Middlehurst, Faragher, Bridge, Mynott, Newberry, Mrs Hubbard, Barrett, Keeble, McCheyne and Ms Rowlands (12)

AGAINST: (0)

ABSTAIN: (0)

RESOLVED UNANIMOUSLY that the application **APPROVED** subject to the conditions within the officer's report and addition for two conditions on restricted storage to the Museum and a construction method statement.

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 U13771

The roof covering shall be natural slate.

Reason: In the interests of protecting the setting of the adjoining listed building and the character and appearance of the Conservation Area.

3 DRA01A Development in accordance with drawings
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.

138. Urgent Business

There were no items of Urgent Business.

The meeting concluded at 7.57pm.