

Minutes

Planning and Licensing Committee Monday, 8th March, 2021

Attendance

Cllr J Cloke (Chair)	Cllr Haigh
Cllr McCheyne (Vice-Chair)	Cllr Jakobsson
Cllr Bridge	Cllr Keeble
Cllr Chilvers	Cllr Mynott
Cllr Fryd	Cllr Tanner

Apologies

Cllr Morrissey	Cllr Tierney
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Substitute Present

Cllr Dr Barrett
Cllr Reed

Also Present

Cllr S Cloke
Cllr Poppy

Officers Present

Philip Drane	- Director of Planning and Economy
Caroline McCaffrey	- Development Management Team Leader
Tessa Outram	- Senior Planning Officer
Max Gibson	- Planning Officer
Brendan Johnston	- ECC Highways Strategic Development Engineer
Alastair Lockhart	- Legal Adviser

LIVE BROADCAST

[Live broadcast available for repeat viewing.](#)

698. Apologies for Absence

Apologies had been received from Cllrs Morrissey and Tierney. Cllrs Dr Barrett and Reed were substituting respectively.

699. Minutes of the Previous Meeting

Members resolved to approve the Minutes of the Planning and Licensing Committee held on 10th February 2021 as a true record.

700. Minutes of the Licensing Sub Committee

There were no Licensing Sub Committee Minutes for approval.

701. APPLICATION NO: 21/00025/HHA, 8 Lindsey Close, Brentwood, Essex CM14 4PN Conversion of existing garage into habitable space, relocate front door, single-storey rear extension to include roof lights

This application had been presented to Committee as the applicants are related to Cllr Barrett, in accordance with the Constitution.

This application proposes the conversion of an existing garage into habitable space, the relocation of the front door to the front of the dwelling and a single storey rear extension including roof lights.

Mr Gibson was present at the meeting and summarised the report.

Cllr Bridge **MOVED** and Cllr McCheyne **SECONDED** that the application be **APPROVED**. A vote was taken and Members voted as follows:

FOR: Cllrs Bridge, Chilvers, J Cloke, Fryd, Haigh, Jakobsson, Keeble, McCheyne, Mynott, Reed and Tanner (11)

AGAINST: (0)

ABSTAIN: (0)

The Application was **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 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.

[Cllr Dr Barrett declared a pecuniary interest and did not take part in the debate or vote]

702. APPLICATION NO: 20/01608/HHA, 13 Warleywoods Crescent, Warley, Brentwood, Essex CM14 5JD, Proposed drop kerb/cross over to provide vehicular access from Crescent Road

This application is for a proposed dropped kerb/cross over to provide vehicular access from Crescent Road. The application had been referred to the Committee at the request of Councillor Sarah Cloke for the following reason(s):

- The application would set a dangerous precedent resulting in the destruction of communal green space/grass verge and change the character in the area;
- Illegal widening of path in front of property had been undertaken.

The application was deferred from the meeting of 10th February to allow the Highways Authority to clarify their criteria on approval of applications for drop kerbs where the resident cannot confirm access between their property and the highway.

Mr Gibson outlined the report. Mr Johnstone, representing the Highways Authority, was also present at the meeting and addressed the Committee regarding the safety of the access and explaining the need for planning permission. Mr Johnstone could see no reason why permission could not be granted in terms of passed safety records.

Cllr J Cloke informed the Committee that he had a written statement from the TRO Manager of South Essex Parking Partnership confirming they would not be lifting the resident's parking bay that crosses Crescent Road.

Ward Councillor S Cloke addressed the Committee in objection to the application and in particular resident's concerns regarding the erosion of the green area.

Cllr Chilvers **MOVED** and Cllr Mynott **SECONDED** that the application be **REFUSED**.

Following debate Members voted as follows:

FOR: Cllrs Dr Barrett, Chilvers, Fryd, Haigh, Keeble, Mynott and Reed (7)

AGAINST: Cllrs Bridge, J Cloke, Jakobsson, McCheyne and Tanner (5)

ABSTAIN: (0)

The application was **REFUSED** for the following reasons:

The development would result in the erosion of a pleasant greensward feature to the detriment of the visual amenity and the appearance of the area and in conflict with Local Plan Policy CP1.

703. APPLICATION NO: 21/00098/FUL, 65 Kilworth Avenue Shenfield Brentwood Essex CM15 8PT, Demolition of existing garage, Conservator and 90% of the dwelling, resulting in a new roof to create a first floor with two front dormers and rear gable, single-storey rear extensions, and alterations to fenestration (part retrospective) (REVISION TO APPROVAL 20/01035/HHA).

The application had been referred to Committee as the applicant is a relative of Cllr McKinlay, in accordance with the Constitution.

The proposal comprised the demolition of existing garage, conservatory and 90% of the dwelling, resulting in a new roof to create a first floor with two front dormers and rear gable, single storey rear extensions and alterations to fenestration (part retrospective) (revision to approval 20/01035/HHA).

Mr Gibson was present at the meeting and presented this report on behalf of the case officer, Mrs Vint.

Following debate Cllr Bride **MOVED** and Cllr Mynott **SECONDED** that the application be approved. A vote was taken and members voted as follows:

FOR: Cllrs Dr Barrett, Bridge, Chilvers, J Cloke, Fryd, Haigh, Jakobsson, Keeble, McCheyne, Mynott, Reed and Tanner (12)

AGAINST: (0)

ABSTAIN: (0)

The Application was **APPROVED** subject to the following conditions:-

1 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.

2 MAT03 Materials to match

The materials to be used in the construction of the external surfaces of the building hereby permitted shall match those used in the existing building.

Reason: In order to safeguard the character and appearance of the area.

3 U0038667

The first floor window serving a stairwell and the ground floor window serving a cloakroom, in the south west elevation facing No. 63 shall be:- a) glazed using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration and b) non-openable. The remaining windows in the south west elevation serving a storage cupboard and living shall be non-openable; The first floor window in the northern elevation serving the bathroom shall be:- a) glazed using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration and b) non-opening below a height of 1.7m above the floor of the room in which the window is installed; The windows shall be installed prior to the first occupation of the building or use of the room of which the window(s) is installed. Those windows shall remain so glazed and non-openable. (Note the application of translucent film to clear glazed windows does not satisfy the requirements of this condition)

Reason: In order to prevent an unacceptable degree of overlooking of nearby residential properties and to restrict the windows from opening on the south west elevation onto adjacent land outside the ownership of the applicant.

704. APPLICATION NO 20/01631/BBC Garages Opposite 26 Hampden Crescent Warley Essex, Demolish existing block of 9 garages and resurface the area in preparation for the enlargement of the Tesco car park

This application had been referred to committee as the applicant is Brentwood Borough Council.

Planning permission was being sought for the demolition of nine redundant garages to the west of Hampden Crescent and for the resurfacing of the area in preparation for a future enlargement of Tesco Car Park.

Miss Outram was present at the meeting and summarised the report.

A statement in objection to the application had been received by Mr T R Davies and Ms N K Sodeau of 40 Hamilton Crescent, which was read by the Chair.

Following a full debate, Cllr McCheyne **MOVED** and Cllr J Cloke **SECONDED** a motion to **APPROVE** the application. Members voted as follows:

FOR: Cllrs Dr Barrett, Bridge, Chilvers, J Cloke, Fryd, Haigh, Jakobsson, Keeble, McCheyne, Mynott, Reed and Tanner (12)

AGAINST: (0)

ABSTAIN: (0)

The Application was 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 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.

3 Working Hours

Any heavy plant, noisy equipment or operations and deliveries associated with the demolition and resurfacing works, should not take place outside the hours of;

Monday-Friday.....08.00-18.00

Saturday.....08.00-13.00.

No noisy activities on Sundays or Bank Holidays.

Particularly noisy equipment such as Pile Drivers/Angle Cutters/Pneumatic Drills/Cement Mixers etc. should be used approximately one hour after the beginning hours mentioned above and one hour before the said end times.

Reason: To safeguard the residential amenity of neighbouring occupiers.

4 Tree Protection

In the event that a crown lift or any works to adjacent trees is required to facilitate the development hereby approved, all works including demolition shall cease until an arboricultural method statement has been submitted to and approved in writing by the local planning authority. The works shall commence/re-commence strictly in accordance with the approved method statement.

Reason: In order to protect trees in the interests of visual amenity.

5 Boundary Fence

As shown in principle on the block plan T/AJT/4557A, the boundary with the current Tesco car park/servicing area shall be fenced off with a 1.8 Close Boarded Fence to prevent through vehicle and pedestrian access.

Reason: In the interests of highway safety and amenity.

Additional 2 conditions:

- The applicant to provide 'No parking' signs, details of which to be submitted and approved in writing by the LPA, scheme to be implemented as approved
- Materials must be of a permeable nature.

705. Urgent Business

There were no items of urgent business.

The meeting concluded at 20.20
