

Minutes

Planning and Licensing Committee Tuesday, 18th January, 2022

Attendance

Cllr Bridge (Chair)	Cllr Fryd
Cllr Heard (Vice-Chair)	Cllr Gelderbloem
Cllr Barber	Cllr Laplain
Cllr Dr Barrett	Cllr Mynott
Cllr J Cloke	Cllr Tanner
Cllr Cuthbert	

Apologies

Cllr Wiles

Substitute Present

Cllr Reed

Also Present

Cllr S Cloke
Cllr Mrs Hones
Cllr Naylor
Cllr Mrs Pound

Officers Present

Caroline Corrigan	- Corporate Manager (Planning Development Management)
Mike Ovenden	- Associate Consultant Planner
Paulette McAllister	- Principal, Design & Conservation Officer
Tessa Outram	- Senior Planning Officer
Daryl Cook	- Planning Officer
Zoe Borman	- Governance and Member Support Officer

LIVE BROADCAST

[Live broadcast to start at 7pm and available for repeat viewing.](#)

263. Apologies for Absence

Apologies were received from Cllr Wiles and Cllr Reed was substitute.

264. Minutes of the Previous Meeting

The Minutes of the Planning and Licensing Committee held on 15th December 2021 were approved as a true record following deletion of last paragraph of Minute 246.

265. Minutes of the Licensing Sub Committee 13.12.21

The Minutes of the Licensing Sub-Committee held on 13th December 2021 were agreed as a true record.

266. Chestnuts, Hutton, Brentwood, CM13 2PA

This application has been referred to committee at the request of Cllr Hirst for the following reason:

- I cannot see how the proposed extension contravenes our planning regulations, and so cannot see why it is recommended for refusal. The issue of roof layout appears to be a matter of planning officer taste rather than policy.

Planning permission was sought for the significant re-modelling and extension of an existing dwelling, via two storey front, rear and side extensions, new roof and alterations to fenestration, at 4 Chestnuts, Hutton Mount.

The main considerations in the determination of this application were the impact on the character and appearance of the surrounding area of Hutton Mount, the impact on the amenity of existing and future occupiers and parking and highway considerations and whether it had overcome the reasons for refusing the previous similar scheme.

Ms Outram presented the report.

The Applicant, Ms Monnickendam, was present at the meeting and addressed the committee.

Cllr Hirst, Ward Councillor, spoke in favour of the application.

Cllr Reed also spoke in support of the application.

Following a full discussion, Cllr Reed **MOVED** and Cllr Barber **SECONDED** that the application be **APPROVED**.

A vote was taken, and Members voted as follows:

FOR: Cllrs Bridge, Barber, Cloke, Gelderbloem, Heard, Reed, Tanner (7)
AGAINST: Cllrs Dr Barrett, Cuthbert, Fryd, Laplain, Mynott (5)
ABSTAIN: (0)

The motion to **APPROVE** the application was **RESOLVED**.

The Chair recommended conditions should be attached to the permission to be agreed by the case officer via delegated authority. The agreed standard conditions are as follows:

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 DRA01 - 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 Materials as Approved

The materials to be used in the construction of the external surfaces of the building hereby permitted shall be as shown within Design and Access Statement ref: 3033/A; which states:

Red Brick

Off White render

Dark Grey/Black powder coated aluminum doors & windows

Black Mock Tudor Paneling

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

4 Obscure Glazing

The proposed first floor flank window(s) on the east elevation; 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.

5 **Storage of Building Materials**

Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway.

Reason: To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety .

(Cllr Bridge declared a non-pecuniary interest on behalf of the Committee as the applicant was the sister of a former Leader of the Council)

267. 85 Crescent Road, Warley, Brentwood CM14 5JG

This application had been referred to committee at the request of Councillor Sarah Cloke for the following reasons:

- Design, appearance and layout
- Conservation of buildings
- Trees and open land
- Overbearing development – resulting in daylight and privacy issues
- Planning case law and previous decisions
- The need for the development – overdevelopment of Town Centre wards.

Planning permission was being sought for the demolition of the existing detached garage at No.85 Crescent Road and the construction of a part two-storey part single storey side and rear extension to form a new dwelling, to include alterations to the internal layout of no.85, creation of a front driveway and subdivision of the amenity area.

The proposal had been amended during the application process. The width of the extension has been reduced and the number of bedrooms of the proposed dwelling has been reduced to two. Other amendments include, minor alterations to fenestration, additional landscaping had been added to the rear and the external façade material had been amended to brickwork to match the front elevation of the existing dwelling. Neighbour were re-consulted on the revised plans,

Ms Outram presented the report.

Mr Ashley was present at the meeting and spoke objecting to the application.

Mr Wiffen as agent, was present at the meeting and addressed the committee on behalf of the applicant.

Cllr S Cloke, Ward Councillor, spoke in objection to the application.

Cllr Naylor, Ward Councillor, spoke in objection to the application.

Concerns were expressed with regards to the lack of consultation with the Conservation Officer. The Officer report clearly stated that the site is not within a protected area or an asset of particular importance and the minor deficiencies identified did not, in the Officer's view significantly or demonstrably outweigh the benefits of the framework as taken as a whole.

Following a full discussion, Cllr Cloke **MOVED** and Cllr Tanner **SECONDED** that the application be **APPROVED**.

A vote was taken, and Members voted as follows:

FOR: Cllrs Barber, Bridge, Cloke, Gelderbloem, Heard, Tanner (6)

AGAINST: Cllrs Dr Barrett, Cuthbert, Fryd, Laplain, Mynott (5)

ABSTAIN: Cllr Reed (1)

The motion to **APPROVE** the application was **RESOLVED** subject to the conditions as outlined in the report.

268. 31 Docklands Avenue, Ingatestone, Essex CM4 9EQ

This application had been referred to Planning and Licensing Committee by Cllr Noelle Hones (Ward Councillor – Ingatestone, Fryerning and Mountnessing) for the following reason(s):

- Complies with the above planning policies.
- At this property's previous application (20/01749/HHA) and in the judgement of the Inspector, the appeal was dismissed because the design of the extension was not subservient to the main building. In the judgement of the then planning officer both the Ward Councillors and the applicant were told that a very small reduction in the roof height would have obtained approval. Not only has the applicant now complied with this but has also reduced the size of the extension in total. A height difference of 2 1/2" was mentioned.

The proposal seeks to construct a first floor side extension and alter the fenestration at 31 Docklands Avenue, Ingatestone, Essex, CM4 9EQ.

Mr Cook presented the report.

A statement from the Applicant, Ms Heales in support of the application, was read by the Chair.

Cllr Hones, Ward Councillor, spoke in favour of the application and pointed out that no objections from the Parish Council or neighbours had been received.

Following a full discussion, Cllr Cloke **MOVED** and Cllr Barber **SECONDED** that the application be **APPROVED**.

A vote was taken, and Members voted as follows:

FOR: Cllrs Barber, Dr Barratt, Bridge, Cloke, Fryd, Gelderbloem, Heard, Laplain, Reed, Tanner (10)

AGAINST: Cllrs (0)

ABSTAIN: Cllr Cuthbert, Mynott (2)

The motion to **APPROVE** the application was **RESOLVED** subject to the conditions below:

1. 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. 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. All new external work and finishes and work of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the approved drawings.

Reasons: In order to safeguard the character, appearance and visual amenity of this area and for the avoidance of doubt.

269. De Rougemont Manor, Great Warley Street, Great Warley, Brentwood, Essex CM13 3JP

This application had been referred to committee at the discretion of the Director of Planning as a major application that is likely to be of interest to the committee.

The application was due to be presented to the Planning and Licensing Committee on 21 September 2021 but was deferred at the applicant's request.

This proposal relates to the residential redevelopment of the De Rougemont Manor hotel site to create 45 dwellings with associated access, parking and landscaping works. Eighteen dwellings would be created through the conversion, remodelling and extension of the main hotel building, four from conversion of the stable building (Goldings) and twenty three would be new build dwellings. The site has an overall area of approximately 3.4 hectares, of which approximately 1.4 hectares is proposed.

Mr Ovenden was present at the meeting and presented the report.

Mr Greest was present at the meeting and addressed the committee in support of the application.

Mr Jeffery, Agent, spoke on behalf of the Applicant.

Cllr Laplain, Ward Councillor and Committee Member, expressed objections raised by Great Warley Conservation Society and the inappropriate development in the green belt.

Following a full discussion, Cllr Laplain **MOVED** and Cllr Mynott **SECONDED** that the application be **REFUSED**.

A vote was taken, and Members voted as follows:

FOR: Cllrs Dr Barrett, Cuthbert, Fryd, Laplain, Mynott, Reed (6)
AGAINST: Cllrs Barber, Bridge, Cloke, Gelderbloem, Heard, Tanner (6)
ABSTAIN: (0)

The Chairman took the casting vote and changed his vote For the Motion.

FOR: Cllrs Dr Barrett, Bridge, Cuthbert, Fryd, Laplain, Mynott, Reed (7)
AGAINST: Cllrs Barber, Cloke, Gelderbloem, Heard, Tanner (5)
ABSTAIN: (0)

The motion to **REFUSE** the application was **RESOLVED**.

270. Urgent Business

There were no items of urgent business.

The meeting concluded at 21.06

