

# Minutes

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## Planning and Licensing Committee Tuesday, 24th April, 2018

### Attendance

Cllr Ms Sanders (Chair)	Cllr Morrissey
Cllr Faragher (Vice-Chair)	Cllr Mynott
Cllr Bridge	Cllr Reed
Cllr Chilvers	Cllr Mrs Slade
Cllr Mrs Middlehurst	Cllr Wiles

### Apologies

### Substitute Present

Cllr Mrs Fulcher  
Cllr Trump

### Also Present

Cllr Lockhart	-	Blackmore Parish Council
Cllr Foan	-	West Horndon Parish Council
Cllr Aspinell		

### Officers Present

Surinder Atkar	-	Planning Solicitor
Nick Howard	-	Development Management Team Leader
Caroline McCaffrey	-	Development Management Team Leader
Claire Mayhew	-	Corporate and Democratic Services Manager
Paulette McAllister	-	Design, Conservation Officer
Tessa Outram	-	Planning Officer

### 346. Apologies for Absence

Apologies were received by Cllr Mrs Murphy, Cllr Trump was present as her substitute and Cllr Newberry, Cllr Ms Fulcher was present as his substitute.

### 347. Minutes of the Previous Meeting

The minutes of the meeting held on 26<sup>th</sup> March 2018 were approved as a true record.

**348. SOUTH ESSEX GOLF AND COUNTRY CLUB, BRENTWOOD ROAD, HERONGATE, ESSEX CM13 3LW APPLICATION NO: 17/01528/FUL**

Redevelopment of existing commercial building to provide 30 dwellings, replacement D2 facility (as extension to the existing clubhouse); and associated landscaping and car parking.

Ms Burton was present and addressed the committee in objection to the application.

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

Cllr Foan, West Horndon Parish Council was present and expressed the concerns of the Parish Council in relation to their strong policy relating to development in the Green Belt and potential for increased parking issues at West Horndon Station.

There is no evidence for the change of use from agricultural building to a Bowls Club.

Highways issue relating to the pattern of travel arising from the development from A128 that will exceed past rush hour. Concerns over the increase of construction vehicles and the increase in commuters going into London using car parks in West Horndon, which is already an issue.

Members expressed concerns relating to storage of agricultural machinery currently stored on site and where these be stored in the future. Issues relating to the openness of the Green Belt (GB1), the lack of affordable housing (H9), traffic movement on what is a busy road with no bus route and no change of use from agricultural use.

The Officer, Mr Howard explained that in 1996 there was an application for the erection of the golf club house together with the continued use of the former agricultural building as an implements store, and that notwithstanding this, the use is lawful through the passage of time; it qualifies as 'previously developed land'.

A motion was **MOVED** by Cllr Mynott and **SECONDED** by Cllr Chilvers to refuse the application due to the inappropriate development in the Green Belt (GB1 and paragraph 89 of NPPE), fails to meet the required provision for affordable housing (H9) and the result in the loss of indoor sports facility to the local community (LT8).

A recorded vote was taken, and the members voted:

**FOR:** Cllrs Chilvers, Morrissey, Mynott, Reed, Ms Slade, and Ms Fulcher (6)

**AGAINST:** Cllrs Ms Sanders, Faragher, Bridge and Trump (4)

**ABSTAIN:** Cllrs Ms Middlehurst and Wiles (2)

The Motion was **CARRIED** to **REFUSE** the application for the following reasons.

1. The proposed development, by reason of its siting, would have a greater impact on the openness of the Green Belt than the existing building. The proposal therefore represents inappropriate development in the Green Belt and in the absence of very special circumstances would be harmful to the Green Belt. The proposal is therefore contrary to the provisions of the Framework and Policies GB1 and GB2 of the Brentwood Replacement Local Plan.
2. The proposed development does not make provision for sufficient affordable as required by the Local Plan. Furthermore, in the absence of sufficient justification to demonstrate why the amount of affordable housing is below the Council's requirement, the proposal is contrary to Policy H9 of the Brentwood Replacement Local Plan and the provisions of the Framework.
3. The proposed development would result in the loss of an indoor sports facility, to the detriment of the local community. The proposal is therefore contrary to Policy LT8 of the Brentwood Replacement Local Plan and the provisions of the Framework.

**349. LABURNHAM COTTAGE, ONGAR ROAD, PILGRIMS HATCH, ESSEX  
CM15 9SA APPLICATION NO: 17/01121/FUL**

Demolition of existing guest house/swimming pool and construct 3 bedroom bungalow.

Mrs Keane, was present and addressed the committee in objection to the application.

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

Cllr Aspinell, Ward Member was present. There are no objection from the Ward Members on the building of the dwelling, however their concerns relate to the drainage and sewage. He suggested that a S106 be implemented relating to drainage/sewage. Highways issue, relating to the applicant gaining established use via the objectors dwelling.

After a full discussion. A motion was **MOVED** by Cllr Faragher and **SECONDED** by Cllr Bridge to approve the application subject to the condition within the report and an amendment to condition 4 to be designate to the

officer, Ms McCaffrey in consultation with the Chair, Vice Chair and Ward Members.

A recorded vote was taken, and the Members voted:

**FOR:** Cllrs Ms Sanders, Faragher, Bridge, Ms Middlehurst, Reed, Slade, Wiles and Trump (8)

**AGAINST:** (0)

**ABSTAIN:** Cllrs Mynott, Chilvers, Morrissey and Ms Fulcher (4)

The motion was **CARRIED** to approve the application. Subject to an amendment to condition 4.

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 DEM01 Demolition of Buildings on site green belt

The existing building(s) or parts of buildings on the site indicated on the approved drawings and/or specifications for demolition shall be demolished and all materials arising shall permanently be removed from the site prior to the first occupation of any part of the development hereby permitted.

Reason: In the interests of maintaining the openness of the Green Belt.

4

Excluding preliminary groundworks, the construction of the dwelling hereby permitted shall not be commenced until full details of the proposed method of treating foul water from the permitted dwelling have been submitted to and approved in writing by the local planning authority.

The local planning authority shall be given at least 7 days written notice\* of the commencement of the installation of the approved system and afforded access (or its appointed representatives) to inspect the

installation including a test demonstrating its effective operation. The system shall be fully installed as approved prior to the first occupation of the approved dwelling.

\* Notice shall be provided by email to [planning@brentwood.gov.uk](mailto:planning@brentwood.gov.uk)

Reason: To avoid pollution of the local environment.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), the dwelling hereby permitted shall not be extended or enlarged in any way without the prior grant of specific planning permission by the local planning authority.

Reason: To protect the openness of the greenbelt

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order) no development falling within Schedule 2, Part 1, Class E of that Order ('buildings etc incidental to the enjoyment of a dwellinghouse') shall be carried out without the prior grant of specific planning permission by the local planning authority.

Reason: To protect the openness of the greenbelt

- 7 Construction and/or deliveries shall not take place outside the hours of;  
Monday - Friday.....8.00 - 18.00  
Saturday.....8.00 - 13.00.  
No Construction and/or deliveries on Sundays or Public Holidays.

Reason: To protect the amenity of residential properties in the locality.

*(Due to the chair having difficulties sitting due to a recent operation, Cllr Faragher chaired for the duration of this item only).*

**350. TOWN HALL, INGRAVE ROAD, BRENTWOOD, ESSEX CM15 8AY  
APPLICATION NO: 17/01838/FUL**

Ward Members, expressed concerns relating to the residents consultations and the increased noise.

Miss Outram to advice the members of the residents that were consulted.

A motion was **MOVED** by Cllr Morrissey and **SECONDED** by Cllr Wiles to approve the application subject to the condition sent out in the report.

A recorded vote was taken, and the Members voted:-

**FOR:** Cllrs Sanders, Faragher, Bridge, Chilvers, Morrissey, Mynott, Reed, Ms Slade, Wiles, Ms Fulcher and Trump (11)

**AGAINST:** (0)

**ABSTAIN:** (0)

The motion was **CARRIED** to approve the application subject to the following conditions:-

1 TIM08 Temporary Permission - Use (Building)

The building hereby permitted shall be removed and the land restored to its former condition on or before 1st November 2019 in accordance with a scheme of work to be first agreed in writing by the local planning authority.

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

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 Ms Middlehurst was unwell and left the Meeting. Therefore, didn't take part in the debate or vote).*

### **351. Urgent Business**

There were no items of urgent business.

The Chair thanked the Members and Officers of the Planning and Licensing Committee for their support and help throughout the year. She especially thanked her Vice Chair, Cllr Faragher.

Cllr Mynott, returned the thanks to the Chair.

The meeting concluded at 8.44pm