

Minutes

Planning and Licensing Committee Tuesday, 19th February, 2019

Attendance

Cllr Ms Sanders (Chair)	Cllr Mynott
Cllr McCheyne (Deputy Chair)	Cllr Nolan
Cllr Chilvers	Cllr Mrs Pound
Cllr Haigh	Cllr Reed
Cllr Keeble	Cllr Mrs Slade
Cllr Morrissey	Cllr Trump

Also Present

Cllr Aspinell
Cllr Bridge
Cllr Cloke
Cllr Mrs Davies

Officers Present

Surinder Atkar	-	Planning Solicitor
Nick Howard	-	Development Management Team Leader
Paulette McAllister	-	Principal, Design & Conservation
Steve Plumb	-	Arboriculturalist – Planning
Jean Sharp	-	Governance and Member Support Officer
Lorne Spicer	-	Executive Assistant and PR Manager

327. Apologies for Absence

There were no apologies for absence – all Committee members were present.

328. Minutes of the Previous Meeting

The minutes of the Planning and Licensing Committee meeting held on 15 January 2019 were agreed to be a true record.

329. Minutes of the Licensing Sub Committee 09.01.19

The minutes of the Licensing Sub-Committee meeting held on 9 January 2019 were agreed to be a true record.

330. Minutes of the Licensing Sub-Committee 17.01.19

The minutes of the Licensing Sub-Committee meeting held on 17 January 2019 were agreed to be a true record.

331. Minutes of the Licensing Sub-Committee 24.01.19

The minutes of the Licensing Sub-Committee meeting held on 24 January 2019 were agreed to be a true record.

332. Minutes of the Licensing Sub-Committee 30.01.19

The minutes of the Licensing Sub-Committee meeting held on 30 January 2019 were agreed to be a true record.

The Chair proposed and it was agreed to vary the order of the agenda so that Item 9 was considered as the next item of business.

333. LAND AT JUNCTION OF MILL GREEN ROAD AND FRYERNING LANE, FRYERNING, INGATESTONE, ESSEX. TPO 18/1995 – APPLICATION NO 18/1970/TPO

The proposal received was to Oak crown lift to 3m and remove major deadwood with conservation cuts and had been referred by Cllr Cloke.

The tree, known as the Jubilee Oak, was a large mature specimen growing in the green at the junction of Mill Green Road and Fryerning Lane in the Fryerning Conservation Area. Branches extended very low, in some cases touching the ground. There was also deadwood throughout the canopy. The works were proposed to aid grass cutting and to improve highway safety.

The tree had an attractive shape and had not been subject to any works previously. It was accepted that work was required to remove low hanging branches however it was considered that the proposed crown lift was too much and would adversely affect the amenity of the tree and leave large wounds.

Mr Steve Plumb advised the Committee that he had met the applicant on site and they had discussed a revised proposal and a revised recommendation was tabled for Members' consideration. Cllr Close and the applicant, Mr Collins, addressed the Committee and both confirmed they were satisfied with the revised proposal.

Cllr Ms Sanders **MOVED** and Cllr McCheyne **SECONDED** the revised recommendations and following a discussion a recorded vote was taken and Members voted as follows:

FOR: Cllrs Chilvers, Haigh, Keeble, McCheyne, Morrissey, Mynott, Nolan, Mrs Pound, Reed, Sanders, Mrs Slade and Trump (12)

AGAINST: (0)

ABSTAIN: (0)

It was **RESOLVED UNANIMOUSLY** to:

Permit a crown lift of up to 2 metres removing no branches of more than 150mm in diameter. Remove all deadwood with conservation cuts. All works to be carried out in accordance with conditions

1 TPO01 Works with supervision

The works hereby permitted shall not be commenced unless at least 14 days written notice of the works has been given to the local planning authority indicating the time and date upon which the works are to be commenced.

Reason: To enable the Council's Arboriculturalist (Planning) to be present at the commencement of works to ensure that they are carried out in accordance with this permission.

2 TPO04 Good Practice B.S. 3998

All tree works must be carried out in accordance with good practice as defined in B.S. 3998

Reason: To ensure good arboricultural practice

3 TPO05 Single operation and 2 years

This consent is for a single operation only and is valid for 2 years from the date of this decision only. Consents for extended management works may be applied for.

Reason: To allow the Local Authority to keep track of works to trees.

**334. FAR END, DAYS LANE, PILGRIMS HATCH, ESSEX, CM15 9SJ
APPLICATION NO: 18/01663/FUL - CONSTRUCTION OF A BARN**

Cllr Aspinell referred the application on the grounds that the construction of an agricultural and forestry barn at this location was essential for the safe storage of agricultural equipment, along with providing a protected environment for the storage of various crops, hay and logs and was sensitively sited and designed.

The proposed barn would be located within the site closest to Days Lane and would be set back somewhat from Days Lane and accessed via a new entrance road and area of hardstanding. The front elevation of the barn would be oriented towards Days Lane. A gabled barn door was proposed which would full height, 4.1m wide with a projection of 1.56m. The barn would measure 11m deep. The width including a single storey canopy to the east would be 28.5m. The total height would be 4.5m. The barn would be constructed of timber weatherboard above a brick plinth with a 'plain' tiled roof.

Ward Councillors Cllr Aspinell and Cllr Mrs Davies addressed the Committee in support of the application.

Mr Thurtle, the applicant, was present and addressed the Committee in support of the application.

Cllr Mrs Slade **MOVED** and Cllr Mynott **SECONDED** that the application be **APPROVED** with conditions as stated by the officer relating to commencement, materials and use and following a full discussion a recorded vote was taken. Members voted as follows:

FOR: Cllrs Chilvers, Haigh, Keeble, McCheyne, Morrissey, Mynott, Nolan, Mrs Pound, Reed, Sanders, Mrs Slade and Trump (12)

AGAINST: (0)

ABSTAIN: (0)

It was **RESOLVED UNANIMOUSLY** that the application be **APPROVED** subject to the conditions outlined.

334. AMENITY LAND, WHITTINGTON ROAD, HUTTON, ESSEX - APPLICATION NO: 18/01851/BBC

The proposal was part of a wider neighbourhood renewal project led by the Council's Strategic Housing Team, the aims of which were to deliver new affordable housing, public realm improvements, improved wayfinding and landscape enhancements.

This proposal was the Phase 1 approach to address the urgent need to provide additional parking at key locations within the site context of Coram Green, whilst preserving quality green open space.

The site comprised three areas and were as follows:

- Area A south of Whittington Road between Coram Green and Carpenter Path - Provision of 25 car parking spaces (a group of 7 spaces and a group of 18 spaces)
- Area B North of Whittington Road - provision of 19 spaces.
- Area C a separate parcel of land southwest of areas A & B along Whittington Road - provision of 7 spaces.

A total of 51 car parking spaces were to be provided, an increase of 34 spaces.

Cllr Trump **MOVED** and Cllr McCheyne **SECONDED** that the application be **APPROVED** and following a full discussion a recorded vote was taken. Members voted as follows:

FOR: Cllrs Chilvers, Haigh, Keeble, McCheyne, Morrissey, Mynott, Nolan, Mrs Pound, Reed, Sanders, Mrs Slade and Trump (12)

AGAINST: (0)

ABSTAIN: (0)

It was **RESOLVED UNANIMOUSLY** that the application be **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 U28916

The vehicle parking areas as indicated in Drawing nos P100 Revision B and P101 Revision C shall be provided with dropped kerb crossings of the footway, be hard surfaced, sealed and marked out. The parking areas shall be retained in this form in perpetuity and shall not be used for any purpose other than the parking of vehicles unless otherwise agreed with the Local Planning Authority.

Reason: To ensure that that appropriate parking is provided in accordance with Policy T1 of the Brentwood Replacement Local Plan.

4 Landscaping, full, details not submitted

Prior to the first use of any of the parking areas hereby permitted a scheme of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall indicate the existing trees shrubs and hedgerows to be retained, the location, species and size of all new trees, shrubs and hedgerows to be planted or transplanted, those areas to be grassed and/or paved. The landscaping scheme shall include details of all surfacing materials and existing and proposed ground levels. The landscaping scheme shall be completed during the first planting season after the date on which any part of the development is commenced or in accordance with a programme to be agreed in writing by the local planning authority. Any newly planted tree, shrub or hedgerow or any existing tree, shrub or hedgerow to be retained, that dies, or is uprooted, severely damaged or seriously diseased, within five years of the completion of the development,

shall be replaced within the next planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation.

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

336. Urgent Business

There was no urgent business.

The meeting ended at 20.05 hrs.