

Minutes

Planning and Development Control Committee Tuesday, 4th November, 2014

Attendance

Cllr Baker (Chair)	Cllr Mrs Henwood
Cllr Mynott (Vice-Chair)	Cllr Mrs Hones
Cllr Carter	Cllr McCheyne
Cllr Cloke	Cllr Morrissey

Apologies

Substitute Present

Cllr Le-Surf (substituting for Mrs Cohen)
Cllr Lloyd (substituting for Mrs Squirrel)
Cllr Parker (substituting for Hossack)

Also Present

Cllr Aspinell
Cllr Barrett
Cllr Clark
Cllr Mrs Hubbard
Cllr Kerslake
Cllr Mrs Murphy
Cllr Russell
Cllr Tee
Cllr Foan

Officers Present

Charlotte Allen	Senior Planning Officer
David Carter	Senior EHO (Team Leader)
Philip Cunliffe-Jones	Planning Solicitor
Martyn Earl	Senior Planning Officer
Gordon Glenday	Head of Planning & Development
Kathryn Mathews	Senior Planning Officer
Tony Pierce	Interim Planning Executive

234. Apologies for absence

Apologies for absence were received by Cllrs Mrs Cohen, Mrs Squirrell and Hossack.

235. Minutes of previous meeting

The minutes of the previous meeting were approved and signed by the Chair as a correct record, subject to an amendment to show:-

Min 171 – (Minutes of meeting held on 14.10.2014) A Motion was MOVED by Cllr Baker and ~~SECONDED by Cllr Mynott~~ to proceed to the vote to approve the application.

Min 173 – (Minutes of meeting held on 14.10.2014) A Motion was MOVED by Cllr Baker and SECONDED by Cllr Mynott to ~~refuse~~ defer the application.

236. SHENFIELD CRICKET CLUB CHELMSFORD ROAD SHENFIELD ESSEX CM15 8RQ. CONVERSION OF EXISTING GRASS RUN UP AREA TO HARD SURFACE AND REFURBISHMENT OF THE TWO EXISTING CRICKET NETS IN THEIR EXISTING POSITION. APPLICATION NO: 14/00836/FUL

Mr Wright, was in attendance and addressed the committee setting out his objections to the application.

Mr Spicer, was in attendance and addressed the committee in support of the application.

Mr Barnes, the applicant was in attendance and addressed the committee in support of the application.

The Chair spoke on this item as a Ward Member and informed the committee that the application was for planning permission only. With regards to the maintenance and parking issues, these will be discussed at a further Asset and Enterprise Committee.

A Ward Member spoke on the work that had been carried out between the Shenfield Cricket Club and residents towards an agreement and it was hoped that a decision could be made at this meeting.

A Motion was MOVED by Cllr Lloyd and SECONDED by Cllr Parker to approve the application.

For: Cllrs Baker, Carter, Cloke, Mrs Henwood, Mrs Hones, Le-Surf, Lloyd, McCheyne, Morrissey, Mynott and Parker

Against: (0)

Abstain: (0)

The Motion was CARRIED.

RESOLVED UNANIMOUSLY that planning permission is approved, subject to the conditions recommended.

237. BRENTWOOD RUGBY CLUB KING GEORGES PLAYING FIELDS BRENTWOOD ESSEX CM13 2AQ. SINGLE STOREY RUGBY FOOTBALL REPLACEMENT CLUBHOUSE WITH CHANGING FACILITIES AND ADDITIONAL PARKING. APPLICATION NO: 14/00745/FUL

Mr Matthews, was in attendance and addressed the committee setting out his objections to the application expressing concerns over the height, bulk and size of the new structure.

Mr King, was in attendance and addressed the committee in support of the application.

Both Ward Members of Warley and Brentwood South spoke on the application, concerns were expressed on the size, location and amplified sound generated from the Club House and the effects on the neighbouring residents.

However, members understood that the alterations were an RFU requirement.

A Motion was **MOVED** by Cllr Lloyd and **SECONDED** by Cllr Baker to approve the application.

For: Cllrs Baker, Cloke, Mrs Henwood, Mrs Hones, Lloyd, McCheyne, and Parker

Against: Cllrs Carter, Le-Surf and Morrissey

Abstain: Mynott

The Motion was CARRIED.

RESOLVED that planning permission is approved, subject to the conditions recommended with amendments to condition 7 (U08642) and condition 10 (U08634) as follows:-

Condition 7 (U08642). The premises shall not be open for customers outside the following hours: 18:30-22:30 Mondays to Fridays, 12:00-23:00 Saturdays and 09:30-17:00 Sundays. The premises shall be cleared of customers within 30 minutes of closing and staff within one hour of closing. Reason: To safeguard the living conditions of nearby residents.

Condition 10 (U08634). No development shall take place until details of the acoustic performance of doors and glazing to the premises have been submitted to and approved by the Local Planning Authority. Such details shall include an assessment of the likely attenuation of noise from the internal areas of the building and shall be designed to ensure that noise breakout from the building does not exceed the background noise level (LA90,T) when measured at the nearest residential façade. The approved doors and glazing shall be installed prior to the commencement of the beneficial use of the building and shall be retained in perpetuity. Reason: In the interests of the amenity of the occupiers of neighbouring residential properties.

(Cllr Aspinell declared a non pecuniary interest under the Councils Code of Conduct by virtue of being the Council Representative for the Brentwood Rugby Club).

The meeting was adjourned for 5 mins for a comfort break

238. WARLEY PARK GOLF CLUB MAGPIE LANE LITTLE WARLEY ESSEX CM13 3DX. PROPOSED GOLF DRIVING RANGE FLOODLIGHTING WITH ATTENDANT PLANT STORE AND GREENKEEPERS STORAGE BUILDING. APPLICATION NO: 14/00892/FUL

Mr Smith, was in attendance and addressed the committee in support of the application.

Mr Orrin, the applicant was in attendance and addressed the committee in support of the application.

A Ward Member spoke in support of the application as no complaints had been received by residents.

A Motion was **MOVED** by Cllr Mynott and **SECONDED** by Cllr Morrissey to refuse the application.

For: Cllrs Baker, Carter, Le-Surf, Lloyd, Morrissey and Mynott

Against: Cllrs Cloke, Mrs Henwood, Mrs Hones, McCheyne and Parker

Abstain: (0)

The Motion was **CARRIED**.

RESOLVED that planning permission is refused for the following reasons:-

R1 U08420

The proposed driving range (which would incorporate a plant store and office) would constitute inappropriate development in the Green Belt and by virtue of its scale, mass, bulk and inclusion of floodlighting would be detrimental to the openness of the Green Belt as well as being unduly prominent within and

harmful to the rural character of the surrounding area, which includes a Special Landscape Area. The proposed development conflicts with Chapters 7 & 9 and paragraph 17 of the National Planning Policy Framework 2012 and with Policies CP1, GB1, GB2, C25 and CP1 (i) and (iii) of the Brentwood Replacement Local Plan 2005.

R2 U08421

The proposed greenkeepers storage building would be an inappropriate form of development within the Green Belt and by virtue of its scale, mass and bulk would be detrimental to the openness of the Green Belt. The proposed development conflicts with Chapter 9 of the National Planning Policy Framework 2012 and with Policies CP1, GB1, GB2 and GB23 of the Brentwood Replacement Local Plan 2005.

R3 U08422

The matters that have been advanced by the agent in support of the application would not clearly outweigh the harm the development would cause through inappropriateness, reduction in openness and harm to the rural character and appearance of the Green Belt and Special Landscape Area. Therefore, no circumstances exist to justify the grant of planning permission for inappropriate development proposed. The proposal conflicts with Chapter 9 of the National Planning Policy Framework 2012 and with Policy GB1 of the Brentwood Replacement Local Plan 2005.

239. 134 HIGH STREET BRENTWOOD ESSEX CM14 4AT. DEMOLITION OF EXISTING DETACHED BUILDING AND CONSTRUCTION OF NEW THREE STOREY BUILDING CONTAINING SIX FLATS. APPLICATION NO: 14/00885/FUL

This application was deferred from the previous Planning and Development Control Committee for further information and amendments to the scheme. Following this deferral, the Agent provided the following additional information:

- Existing plans, including elevations demonstrating changes in site levels.
- Proposed streetscene elevations showing the land levels
- Sight lines have been shown from the proposed rear balconies showing potential oblique overlooking.
- Aerial photos of the existing site were provided.

Mr Barnard, was in attendance as the Applicant's Representative and addressed the Committee in support of the application.

The Chair commended the applicant for his work with the residents on this application.

A Motion was MOVED by Cllr Baker and SECONDED by Cllr Lloyd to approve the application.

For: Cllrs Baker, Carter, Cloke, Mrs Henwood, Mrs Hones, Le-Surf, Lloyd, McCheyne, Morrissey, Mynott and Parker

Against: (0)

Abstain: (0)

The Motion was CARRIED.

RESOLVED that planning permission is approved, subject to the conditions recommended with amendments to condition 6 as follows:-

Prior to the commencement of the development hereby permitted a scheme of hard and soft landscaping to include the provision of a mature hedge between the car park and No.136's garden 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.

240. CARLYNNE CHILDERDITCH LANE LITTLE WARLEY ESSEX CM13 3EE. DEMOLITION OF EXISTING DWELLING AND EXISTING CAR PORT AND THE ERECTION OF A REPLACEMENT DWELLING AND CAR PORT. APPLICATION NO: 14/00718/FUL

Mrs King, the applicant was present and addressed the committee in support of the application.

A Ward Member spoke in support of the application advising the committee that the applicant had demonstrated that the new build will be better insulated and environmentally friendly.

A Motion was MOVED by Cllr Mrs Henwood and SECONDED by Cllr Parker to approve the application.

For: Cllrs Cloke, Mrs Henwood, McCheyne and Parker

Against: Cllr Baker, Carter, Mrs Hones, Le-Surf, Lloyd, Morrissey and Mynott

Abstain: (0)

The Motion was LOST.

A Motion was MOVED by Cllr Baker and SECONDED by Cllr Mynott to refuse the application.

For: Cllrs Baker, Carter, Mrs Hones, Le-Surf, Lloyd, Morrissey and Mynott

Against: Cllrs Cloke, Mrs Henwood, McCheyne and Parker

Abstain: (0)

The Motion was CARRIED.

RESOLVED that planning permission is refused for the following reasons:-

R1 U08430

The proposed replacement dwelling would be materially larger than the one it would replace and, therefore, be inappropriate development in the Green Belt. As a result of the size and bulk of the proposed dwelling, the development would also reduce the openness of the Green Belt, conflict with the purposes of including the land within the Green Belt and harm the character and appearance of the area. The proposal would, therefore, be contrary to the NPPF (section 9) and Policies GB1, GB2 and GB6 of the Brentwood Replacement Local Plan.

R2 U08431

None of the matters put forward on behalf of the applicant, either alone or in combination, would amount to very special circumstances which clearly outweigh the harm the development would cause by reason of inappropriateness, loss of openness and harm to the character and appearance of the area.

241. LAND TO THE FRONT OF 50 TO 72 HUTTON DRIVE HUTTON ESSEX. CONSTRUCTION OF 14 PARKING BAYS. APPLICATION NO: 14/00873/BBC

During the assessment of the application, revisions to the scheme were discussed between planners and the applicant but the actual revised plans were submitted after the publication of the agenda.

Therefore, this item will be deferred to the next available committee, once the neighbour consultation period has expired and further assessment has taken place.

242. **1-4 9-14 19-22 (INCL) OAKTREE CLOSE 11 AND 13 15 AND 17 39-101(ODD) 90-100 (EVEN) 142-152 (EVEN) 162-172 (EVEN) HAWTHORN AVE 13 AND 14 15-32 (INCL) ROWAN GREEN EAST 5-10 (INCL) 11 AND 22 ROWAN GREEN WEST. REPLACEMENT BRICK BUILT BALCONY, WALKWAY WALLS AND STAIRCASE WALLS WITH METAL BALCONY WALKWAY GUARDING RAILS. APPLICATION NO: 14/00920/BBC**

Ward Members spoke in support of the application.

A Motion was **MOVED** by Cllr Baker and **SECONDED** by Cllr Mynott to approve the application.

For: Cllrs Baker, Carter, Cloke, Mrs Henwood, Mrs Hones, Le-Surf, Lloyd, McCheyne, Morrissey, Mynott and Parker

Against: (0)

Abstain: (0)

The Motion was **CARRIED**.

RESOLVED that planning permission is approved.

(Cllr Mrs Hones declared a non pecuniary interest under the Councils Code of Conduct by virtue of being a friend of a resident of Oaktree Close).

The Chair varied the order of the agenda to discuss Item 11, before Item 10.

243. **Memorandum of Understanding between Brentwood Borough Council and Basildon Borough Council**

Brentwood Borough Council and Basildon Borough Council, as the Local Planning Authorities, have prepared a "Memorandum of Understanding" (MoU) to agree to work together when considering cross boundary strategic planning issues. The MoU is set out in Appendix A.

The MoU sets out that both Councils will explore whether land to the west of Laindon (in Basildon Borough) and to the east of West Horndon (in Brentwood Borough) has any potential of meeting some of the development needs of both boroughs through a cross boundary development opportunity.

Both Councils considered the approach to be consistent with the National Planning Policy Framework (NPPF) and the Planning Practice Guidance under the duty to cooperate on plan making.

Cllr Foan, West Horndon Parish Council spoke in support of the recommendation.

A Motion was MOVED by Cllr Lloyd and SECONDED by Cllr Morrissey to approve the recommendation sent out in the report.

For: Cllrs Baker, Carter, Cloke, Mrs Henwood, Mrs Hones, Le-Surf, Lloyd, McCheyne, Morrissey, Mynott and Parker

Against: (0)

Abstain: (0)

The Motion was CARRIED.

RESOLVED UNANIMOUSLY:

2.1 That the Memorandum of Understanding document be approved, as set out in Appendix A.

244. Changing to the Planning System

Appended to the report was a summary of recently proposed technical changes to the planning system, as part of a raft of reforms to planning decisions, and a letter from Sefton Borough Council expressing some of the frustrations and confusions caused by them. Members are asked to consider whether, or not, they would wish to support the sentiments of Sefton councillors.

A Motion was MOVED by Cllr Lloyd and SECONDED by Cllr Baker to approve the recommendation sent out in the report.

For: Cllrs Baker, Carter, Mrs Henwood, Le-Surf, Lloyd, Morrissey and Mynott

Against: Cllrs Cloke, Mrs Hones, McCheyne and Parker

Abstain: (0)

The Motion was CARRIED.

RESOLVED

2.1 That the letter from Sefton Borough Council on the nature and extent of recent changes to the planning system be supported.

