

Minutes

Planning and Development Control Committee Tuesday, 14th October, 2014

Attendance

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

Apologies

Cllr Mrs Cohen

Substitute Present

Also Present

Cllr Tee	
Cllr Barrett	
Cllr Lloyd	
Cllr Quirk	
Cllr Foan	West Horndon Parish Council

Officers Present

Tony Pierce	Interim Head of Planning
Philip Cunliffe-Jones	Planning Solicitor
Kathryn Mathews	Senior Planning Officer
Caroline McCaffrey	Development Management Team Leader
Charlotte Allen	Senior Planning Officer
David Carter	Senior EHO (Team Leader)
Sukhvinder Dhadwar	Planning Officer
Gordon Glenday	Head of Planning
Claire Hayden	Governance and Member Support Officer
Paulette McAllister	Design & Conservation Officer
Hilary Gore	Strategic Development Manager, Essex County Council

167. Apologies for absence

Apologies for absence were received by Cllr Mrs Cohen.

The Chair welcomed Gordon Glenday as the new Head of Planning and thanked Tony Pierce for his work as Interim Head of Planning. The Chair welcomed Hilary Gore from Essex County Council Highways.

168. Minutes of previous meeting

The minutes of the meeting were approved and signed by the Chair as a correct record.

169. LAND ADJACENT TO 42 IRIS CLOSE PILGRIMS HATCH ESSEX

CONSTRUCTION OF A THREE BEDROOM DETACHED HOUSE WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

APPLICATION NO: 14/00934/FUL

This item was not discussed at the meeting due to queries being raised regarding ownership, rights and status of the land.

This application will be referred to a future meeting of which members will be notified of in due course.

170. LAND ADJACENT TO 61 IRIS CLOSE PILGRIMS HATCH ESSEX

CONSTRUCTION OF A THREE BEDROOM DETACHED HOUSE WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

APPLICATION NO: 14/00935/FUL

This item was not discussed at the meeting due to queries being raised regarding ownership, rights and status of the land.

This application will be referred to a future meeting of which members will be notified of in due course.

171. LAND AT 141 TO 147 HIGH STREET BRENTWOOD ESSEX

**CONSTRUCTION OF PART FOUR/PART FIVE STOREY BUILDING
COMPRISING OF 17 NO. ONE BEDROOM FLATS AND A3 RESTAURANT
ON GROUND FLOOR.**

APPLICATION NO: 14/00608/FUL

Mr Murdoch, the agent, addressed the committee in support of the application.

Mr Reilly, the objector, addressed the Committee setting out his concerns regarding the application.

Mr Bender, Save Brentwood Action Group, addressed the Committee setting out his concerns regarding the application.

Ward Members addressed the Committee raising concerns primarily over the loading and under loading of goods from the slip road outside the site. A Highways audit has been undertaken and a restriction of loading hours will be enforced.

A Motion was **MOVED** by Cllr Chilvers and **SECONDED** by Cllr Carter that the application be deferred.

For: Cllrs Carter, Chilvers, Cloke and Morrissey

Against: Cllrs Baker, Mrs Henwood, Mrs Hones, Hossack and Mrs Squirrell

Abstain: Cllr Mynott

The motion was **LOST**.

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

For: Cllrs Baker, Mrs Henwood, Mrs Hones, Hossack and Mrs Squirrell

Against: Cllrs Carter, Chilvers, Cloke and Morrissey

Abstain: Cllr Mynott

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

172. BELMONT VILLA RECTORY CHASE LITTLE WARLEY ESSEX CM13 3EZ

TWO STOREY SIDE AND REAR EXTENSIONS AND A FRONT CANOPY PORCH

APPLICATION NO: 14/00565/FUL

Mr Austin, the Applicant, was in attendance and addressed the Committee in support of the application.

Ward Members, all spoke in support of the application.

After a full discussion. A Motion was **MOVED** by Cllr Hossack and **SECONDED** by Cllr McCheyne to approve the application.

For: Cllrs Mrs Henwood, Hossack and McCheyne

Against: Cllrs Baker, Carter, Chilvers, Cloke, Hones, Morrissey and Mynott

Abstain: (0)

The Motion was **LOST**.

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

For: Cllrs Baker, Carter, Chilvers, Cloke, Hones, Morrissey and Mynott

Against: Cllrs Mrs Henwood, Hossack and McCheyne

Abstain: (0)

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

R1 U08564

The site lies outside the areas allocated for development in the Brentwood Replacement Local Plan 2005 and is located within the Metropolitan Green Belt where there is a presumption against inappropriate development. The proposed development constitutes inappropriate development in the Green belt and would result in significant and demonstrable harm to the openness of the Green Belt, in conflict with Chapter 9 of the National Planning Policy Framework and Local Development Plan Policies GB1, GB2 and GB5 of the Brentwood Replacement Local Plan 2005.

R2 U08565

Notwithstanding reason 1 above, the proposed extensions, by reason of their size, siting, and hardstanding required to facilitate the dwelling, would be out of keeping with the existing house and fail to reflect the local distinctiveness and character of the area, resulting in significant and detrimental harm to the character and appearance of this rural location, in conflict with the aims and objectives of the NPPF and Policy CP1 of the Brentwood Replacement Local Plan.

R3 U08588

No 'very special circumstances' or other considerations have been clearly demonstrated to outweigh the significant harm caused by the inappropriate development or the harm to the openness of the Green Belt and the development is in conflict with the National Planning Policy Framework Chapter 9, and Local Development Plan policies GB1 and GB2.

Informative(s)

1 INF23

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

2 INF05

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1, GB1, GB2, C8 the National Planning Policy Framework 2012 and NPPG 2014.

173. 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

Ms Reeves, was in attendance and addressed the Committee setting out her objections to the application.

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

Ward Members raised concerns over potential overbearing and detrimental impact the application may have on the neighbouring property.

Due to the lack of detail on the draws with regards to the land level, not been indicated within the submitted plans.

A Motion for refusal was **MOVED** by Cllr Chilvers and **SECONDED** by Cllr Carter.

However, during the debate the Motion was withdrawn.

A Motion for **MOVED** by Cllr Baker and **SECONDED** by Cllr Mynott that the application be deferred to enable further consultation between the applicant and officers on the effect the sloping land would have on the impact of the proposals and also consideration of removal or redesign of balconies.

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

For: Cllrs Baker, Carter, Chilvers, Cloke, Mrs Henwood, Mrs Hones, McCheyne, Morrissey, Mynott and Mrs Squirrel

Against: (0)

Abstain: (0)

RESOLVED UNANIMOUSLY.

(Cllr Hossack, left the Chamber at the beginning of the items and did not return, therefore taking no part in the debate or vote).

174. 23 HIGH STREET INGATESTONE ESSEX CM4 9DU

PARTIAL DEMOLITION OF LISTED BUILDING. CHANGE OF USE FROM OFFICES TO 5 FLATS (1 X 1 BEDROOM, 4 X 2 BEDROOMS), AND ERECTION OF 2 BEDROOM COTTAGE WITH ASSOCIATED CAR PARKING, CYCLE AND BIN STORAGE, AND EXTERNAL ALTERATIONS , INCLUDING NEW DORMERS.

APPLICATION NO: 14/00594/LBC

This application was previously presented to Committee alongside a full application for planning permission for the change of use of the building to residential flats and the construction of a new dwelling (reference 14/00593/FUL).

After a full debate on the merits of the full planning application, the Committee resolved to refuse the applications.

A decision notice has been issued for the planning application. Officers are seeking to establish the Committee's view on the Listed Building Consent application for works to the Listed Building.

The Committee may either refuse the application, based on the advice given by officers on the effect of the works to the Listed Building, or may approve the application for works to the listed building, with conditions where appropriate.

The approval of the Listed Building Consent application would not effect the outcome of the refused planning application.

Ward Members in full support of the application.

A Motion was MOVED by Cllr Cloke and SECONDED by Cllr Mrs Hones that the application be approved.

For: Cllrs Baker, Carter, Chilvers, Cloke, Mrs Henwood, Mrs Hones, Morrissey, Mynott and Mrs Squirrell

Against: (0)

Abstain: (0)

(Cllr McCheyne declared a non pecuniary interest under the Council Code of Conduct by virtue of knowing the applicant of the site and upon declaring the interest, Cllr McCheyne left the Chamber and did not take part in the debate or vote).

175. Urgent business

There were no items of urgent business.
