

Minutes

Witham Area Committee

5th December 2006



Present:

Councillors	Present	Councillors	Present
J E Abbott	Yes	P A Heath	Apologies
P R Barlow	Apologies	P J Hughes	Yes
K E Bigden (Vice-Chairman)	Yes	M C M Lager	Yes
K D Boylan	Yes	Ms J S M Martin	No
Dr R L Evans (Chairman)	Yes	R G S Mitchell	Yes
D M Finch	Apologies	Mrs J B Reekie	No
T J W Foster	Apologies	Mrs K E Tearle	Yes
Mrs M E Galione	Yes	R A G Tincknell	Apologies
J E B Gyford	Yes	P J R Turner	Apologies

Mr T J French, Chairman of the Standards Committee, was also in attendance.

65 DECLARATIONS OF INTEREST

The following Declaration of Interest was made:-

- Councillor K E Bigden declared a personal and prejudicial interest as a member of Hatfield Peverel Parish Council who are the applicants in Agenda Item 5 – Application No. 06/02022/FUL – Hatfield Peverel Sports Ground, Wickham Bishops Road, Hatfield Peverel. Councillor Bigden left the meeting during the discussion and vote on this item and also during Public Question Time.

In accordance with the Code of Conduct, all Councillors remained in the meeting, unless stated otherwise and took part in the discussion for the above item and the vote thereon.

66 MINUTES

DECISION: The minutes of the meeting of the Witham Area Committee held on 7th November 2006 were approved as a correct record and signed by the Chairman, subject to the amendment of Minute 52 – Declarations of Interest – “Councillor Abbott declared a personal interest as an attendee at Silver End Parish Council meetings ...”

67 PUBLIC QUESTION TIME

INFORMATION: There were five statements made, a summary of which is appended to these Minutes.

Any amendments to the officers' recommendations having taken into account the issues raised by members of the public would be dealt with by conditions, a summary of which is contained within the appropriate minute. Full details of the Decision Notices are contained in the Register of Planning Applications.

68 MINUTES FROM OTHER GROUPS AND PANELS

Witham Area Panel – 18th October 2006

INFORMATION: The Area Manager referred to the issues raised at the Panel, particularly the concern that Ward Members were not attending the meetings. Members understood that three representatives from the Area Committee were nominated at the meeting following the Council's Annual General Meeting however other Members were welcome to attend Panel meetings which took place at 7.15pm at Witham Town Hall.

DECISION: That the minutes be received and noted.

69 PLANNING APPLICATION APPROVED

DECISION: That the undermentioned planning application be approved under the Town and Country Planning Act 1990, including Listed Building Consent where appropriate, subject to the conditions contained in the Development Director's report, as amended below, details of which are contained in the Register of Planning Applications.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*06/02022/FUL (APPROVED)	Hatfield Peveler	Hatfield Peveler Parish Council	Temporary use of portable containers to provide sports accommodation for changing, toilet facilities and storage (up to a maximum of 5 years), Hatfield Peveler Sports Ground, Wickham Bishops Road.

The above application was approved, subject to the variation to Condition 4 as follows:

No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping to screen the portacabins. Such scheme shall incorporate a detailed specification including plant/tree types and sizes, plant numbers and distances, soil specification, seeding and turfing treatment, colour and type of material for all hard surface areas and method of laying where appropriate.

All planting, seeding or turfing contained in the approved details on the landscaping scheme shall be carried out in phases to be agreed as part of that scheme by the local planning authority.

Any trees or plants which die, are removed, or become seriously damaged, or diseased within a period of 3 years from the completion of the development shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written consent to any variation.

The ground on which the portacabins are sited will be reinstated to its original condition and any attractive trees and shrubs will be retained.

Further Conditions were added as follows:

8. No internal lighting of the portacabins will be permitted after dusk.
9. No external flood lighting shall be installed within the site at any time, without the prior approval of the local planning authority.

70 URGENT ITEM – PRIORITIES AND BUDGET FOR 2007/08

INFORMATION: The Chairman indicated that he had agreed to take this item as the Leader wished to consult each Area Committee on the priorities and budgets for 2007/08.

The Cabinet Member for Finance & Assets, Councillor M C M Lager, advised the Committee that consultation was taking place with all three Area Committees on the budget priorities for 2007/08. He invited Members to comment on the papers before them.

Councillor Gyford referred to page 43 of the report regarding Witham Cemetery – repair access roads, fencing and paths and questioned why fencing was not mentioned further in the project definition column. Councillor Lager responded that the project definition was a general summary and confirmed that fencing was included within the proposed project. Councillor Gyford requested further details of the Play Area Refurbishment referred to on page 35 of the report. The Deputy Finance Director, Trevor Wilson, responded that there was no specific information available on the Witham area but he would investigate this further and provide a written response to Committee Members.

Councillor Abbott expressed concern regarding the sale of realisable assets and questioned how long it would be before those assets generating income would have to be sold off. Councillor Abbott was pleased to see that play areas were being refurbished as this would encourage physical activity from an early age. He was also pleased to see the Planning Enforcement enhancement and a bid for a Green Travel Plan. Councillor Abbott questioned the Priority Rating of 3 to renew Ambient Air Monitoring Equipment as he felt such equipment could be inaccurate as it neared the end of its life. Councillor Lager responded that that all of the Council's assets were to be reviewed during Spring 2007 and agreed there was not an inexhaustible pot of assets to sell. However, it was not considered cost-effective to sell assets generating income. With regard to the Air Monitoring Equipment, Councillor Lager advised that it was all about priorities and as the equipment got older it would be investigated further.

The Chairman referred to page 16 of the report, the kennelling of stray dogs and questioned how many dogs needed to be made provision for. Councillor Lager responded there were no figures available at present but indicated that new legislation, placing additional responsibilities on the Council, expected in the near future would only increase the demand for kennelling facilities for stray dogs. Turning to page 41 of the report, the Chairman asked how secure was the funding of £24,000 for security at the Cut Throat Lane allotments. Councillor Lager responded that this project had been assigned a priority rating of 3 and as such is not being proposed for funding in 2007/08.

The Chairman thanked Councillor Lager for his presentation and the Officers from Finance for attending the meeting.

DECISION: That the report be received and noted.

PLEASE NOTE: The full list of standard conditions and reasons can be viewed at the Office of the Development Director, Council Offices, Causeway House, Bocking End, Braintree, Essex, CM7 9HB.

(Where applications are marked * this denotes that representations were received and considered by the Committee).

The Chairman wished everyone the compliments of the season.

The meeting commenced at 7.15pm and closed at 8.30pm.

DR R L EVANS
(CHAIRMAN)

APPENDIX

WITHAM AREA COMMITTEE

5th December 2006

PUBLIC QUESTION TIME

Summary of Questions Asked / Statements Made During Public Question Time

1. Statements Relating to Application No. 06/02022/FUL – Hatfield Peverel Sports Ground, Wickham Bishops Road, Hatfield Peverel

(1) Statement by Mrs Janet Assar, Brook Farm, Wickham Bishops Road, Hatfield Peverel

Mrs Assar stated that she had been a resident of Hatfield Peverel for 21 years. She considered the application to be in conflict with policies RLP78 and 79. Mrs Assar was concerned that there would be an inevitable increase in vehicular traffic and at the lack of safe alternative access to the community field. She considered the proposals for car sharing and hire of a minibus to be unsustainable, unenforceable and unrealistic. She noted that Wickham Bishops Road was a narrow lane and the additional traffic pressure would cause conflict in the carriageway. Mrs Assar believed the lack of safe alternative access to be in conflict with policy RLP136 and felt the application should be refused.

(2) Statement by Mr John McKerr, 1 Ferndown Way, Hatfield Peverel

Mr McKerr introduced himself as the Chairman of Hatfield Peverel Community Association. He was in favour of the motion as the congestion at the Community Association was horrendous. Cars parked on the verge, double and triple parked vehicles causing a nuisance. The Association had recently lost two long term members as they had difficulty parking.

(3) Statement by Mr Gareth Howard, 51 Willow Crescent, Hatfield Peverel

Mr Howard introduced himself as the Chairman of Hatfield Peverel Football Club. He noted that the previous planning applications were well documented and known to the Members of the Committee. This latest application was made jointly with the Parish Council and had been devised to alleviate the pressure for space at the sports ground. It was hoped that the pitches would be available for use at the beginning of the next season. Mr Howard referred to the timings applied for and noted that it was unlikely more than three teams would be using the sports ground at any one time. With regard to the concerns raised relating to additional traffic, Mr Howard did not believe additional traffic would cause a nuisance or danger. He noted that the County Council's Highways department had not raised any concerns with the application and that no concerns had been raised by local residents when the bowls club was built. Mr Howard was discussing with the team managers and parents the setting up of a car sharing scheme and utilising the minibus from Bramston school. He concluded that the applicants would be happy to abide by the recommendations set out in the report and he would be pleased to answer any questions from the

Committee.

(4) Statement by Mr Colin Giffin, Dengie, Spring Lane, Hatfield Peverel

(Mr Giffin's statement was read by the Democratic Services Officer)

Mr Giffin opposed the application for a temporary permission on the following grounds:

- (1) The CPRE report regarding this application and the concerns shown of a visual impact in an area of special landscape value.
- (2) The temporary planning application will cause a conflict of interest of the parish plan for the quiet lanes initiative proposed within the time scale of this application, other parishes are involved in this. Also the future ECC commitment to the reinstatement of the blighted area due to past planning problems.
- (3) Page 1 of this application states a future application by HPFC, this should be deleted as this is not part of the temporary application. Also item 5 of the Reasons and Conclusions, that the Local Planning Authority may review matters in the light of future planning policy.
- (4) The application makes no reference to past flooding and present flooding problems. There is no reference to a sports development plan or details on frequency of use and cars on site.
- (5) The proposal for temporary planning permission has been reduced to 3 years with several conditions in place. One of these conditions will not meet the requirement to screen the container units until 3 to 5 years time. The short term application will become a long term problem.

(5) Statement by Mr Eric Windus, Clerk to Hatfield Peverel Parish Council

Mr Windus stated that a covering letter had been submitted with the application which he understood Members had not seen. Mr Windus summarised the points raised in this letter as follows. The land was acquired in the early 1990s to extend the sports provision in the village. The intention was to transfer football to the site to enable the park to be used by families rather than dominated by sport. The Parish Council had tried to extend the existing playing field but were unfortunately beaten to it by developers. The main playing field was overloaded and shared parking with the village hall. Football matches often coincided with other events held at the village hall at the weekend. The project would ease the pressure on the main playing field and enable the football club to meet the demand in the village. The club would look into car sharing schemes and hiring a minibus, Essex County Council was pursuing the landowner regarding footpaths. Mr Windus commented that the football club was a useful focus for the youths of the village providing much needed activities for youngsters and that more teams would be entered into leagues next year. Mr Windus concluded that it was vital to extend facilities and the Wickham Bishops Road site was the only viable way of progressing.