

PLANNING COMMITTEE



AGENDA

THIS MEETING IS OPEN TO THE PUBLIC (Please note that this meeting will be webcast)

<http://www.braintree.gov.uk/Braintree/councildemocracy/committees/default.htm>

Date: Tuesday 7th September 2010

Time: 7.15pm

Venue: Council Chamber, Causeway House, Bocking End, Braintree, CM7 9HB

Councillor J E Abbott	Councillor T J W Foster	Councillor Lady Newton
Councillor E Bishop	Councillor Mrs B A Gage	Councillor J O'Reilly-Cicconi
Councillor J C Collar	Councillor Mrs M E Galione	Councillor Mrs W D Scattergood (Chairman)
Councillor Mrs E Edey	Councillor D Mann	Councillor Mrs L Shepherd
Councillor Ms L B Flint	Councillor Mrs J M Money	Councillor Mrs G A Spray

Members are requested to attend this meeting, to transact the following business:-

PUBLIC SESSION

- 1. Apologies for Absence**
- 2. Declarations of Interests.**
 - (a) To declare the existence and nature of any 'personal' or 'personal and prejudicial' interests relating to items on the agenda having regard to paragraphs 8 to 12 (inclusive) of the Code of Conduct for Members in Part 5 of the Constitution and having taken appropriate advice (where necessary) before the meeting.
 - (b) Any member with a 'personal and prejudicial' interest to indicate whether he/she intends to make representations in accordance with paragraph 12 (2) of the Code of Conduct as part of Question Time.
- 3. Minutes.** To approve as a correct record the minutes of the meeting of the Planning Committee held on 17th August 2010 (copy to follow).
- 4. Question Time.** (See paragraph on Page iv of the Agenda)
- 5. Tree Preservation Order.** To determine whether to confirm Tree Preservation Order No. 09/2010 - Thirlmere Close, Coniston Way and Derwent Way, **GREAT NOTLEY** to which objections have been submitted. (Report attached – Page 1)
- 6. Tree Preservation Order.** To determine whether to confirm Tree Preservation Order No. 11/2010 – Langdale and Windermere Road, **GREAT NOTLEY** to which an objection has been submitted. (Report attached – Page 12)

7. Planning Applications

This item is in two parts. The applications set out in Part A will be considered in the normal way. The applications listed under Part B are straightforward planning applications, which may be considered 'en bloc' with no introduction being made by officers.

Part A:- To consider the following new planning applications:-

BRAINTREE

Demolition of existing dwelling and erection of one no. two bedroom cottage, The Old House Hotel, 11 Bradford Street.
Application Nos. 10/00854/FUL & 10/00855/CON
(Pages 18 & 29)
Recommendation: GRANT
Case Officer: Ian Harrison

BRAINTREE

Erection of pre-school building with associated car park and play area with improved access off Haytor Close, Alec Hunter Pre School, Stubbs Lane.
Application No. 10/00970/FUL (Page 34)
Recommendation: REFUSE
Case Officer: Nina Peglar

GREAT MAPLESTEAD

Demolition of existing barn/workshop to side of 1 Toldish Hall Cottages and erection of a detached four-bedroom dwelling house, Land Adjacent 1 Toldish Hall Cottages, Toldish Hall Road.
Application No. 10/00771/REM (Page 44)
Recommendation: GRANT
Case Officer: Susanne Ennos

SIBLE HEDINGHAM

Change of use of first floor to provide one single dwelling to be used in connection with existing ground floor workshop, 16 Swan Street.
Application No. 10/00989/FUL (Page 50)
Recommendation: GRANT
Case Officer: Nina Peglar

WITHAM

Change of use of 'The Old Chapel' 2a Maldon Road, Witham to A3 Restaurant use and alteration to rear addition roof form, The Old Chapel, 2A Maldon Road.
Application No. 10/00981/FUL (Page 57)
Recommendation: GRANT
Case Officer: James Salmon

Part B:- To consider the following minor planning applications:-

HATFIELD PEVEREL

Erection of rear garden room extension and oil tank to be positioned in front garden, 36 Priory Farm Road.
Application No. 10/00912/FUL (Page 63)
Recommendation: GRANT
Case Officer: James Salmon

RIVENHALL

Erection of detached double garage, 38 Oak Road.
Application No. 10/01070/FUL (Page 68)
Recommendation: GRANT
Case Officer: Sarah Phillips

8. **Planning Appeal Decisions – July 2010.** To consider the attached report. (Page 72)
9. **Urgent Business.** To consider any matter, which in the opinion of the Chairman should be considered in public by reason of special circumstances (to be specified), as a matter of urgency.
10. To agree the exclusion of the public and press for the consideration of the following item for the reasons set out in Part 1 of Schedule 12(A) of the Local Government Act 1972.

At the time of compiling the Agenda, there were no items for inclusion in this part of the Agenda.

PRIVATE SESSION

11. **Urgent Business.** To consider any matter, which in the opinion of the Chairman should be considered in private by reason of special circumstances (to be specified), as a matter of urgency.

A PEACE
Member Services Manager

NOTE

(1) Call in Procedure

Key Decisions can be identified by the prefix **. Any 5 Members of the Council may refer any key decision made on this Agenda to the Overview and Scrutiny Committee for 'call in'. This must be undertaken within 6 days of publication of the minutes. Any decisions made and not 'called in' by this date and time will become effective.

(2) Background Papers Relating to Planning Reports

- Braintree District Local Plan Review
- Relevant Government Guidance

QUESTION TIME

Immediately after the Minutes of the previous meeting have been approved there will be a period of up to 30 minutes when members of the public can speak about Council business or other matters of local concern. During this period Councillors who have declared a personal and prejudicial interest in any item of business on the agenda may also speak as permitted by the Council's Code of Conduct for Members. Whilst members of the public can remain to observe the whole of the public part of the meeting, Councillors with a personal and prejudicial interest must withdraw whilst the item of business in question is being considered. Members of the public wishing to speak should contact the Council's Member Services Section on 01376 552525 or e-mail alison.webb@braintree.gov.uk prior to the meeting. The Council's "Question Time" leaflet explains the procedure and copies of this may be obtained at the Council's offices at Braintree, Witham (library) and Halstead.

Members of the public wishing to make a statement at Question Time are kindly requested to provide a hard copy of their statement to the Member Services Section either before, or after the meeting.

Contact Details

If you require any further information relating to this agenda or wish to forward your apologies for absence please contact Alison Webb on 01376 552525 or e-mail alison.webb@braintree.gov.uk

The last page of this agenda is numbered 78.

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Braintree District Council welcomes comments from members of the public in order to make its services as efficient and effective as possible. We would appreciate any suggestions regarding the usefulness of the paperwork for this meeting, or the conduct of the meeting you have attended.

Please let us have your comments setting out the following information

Meeting Attended

Date of Meeting

Comments.....
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Contact Details: