

Minutes

Witham Area Committee

3rd January 2007



Present:

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

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

The Chairman opened the meeting by wishing everyone present a happy, prosperous and healthy New Year.

71 DECLARATIONS OF INTEREST

The following Declarations of Interest were made:-

- Councillor Ms J S M Martin declared a personal interest as her husband was the choirmaster and organist at St Nicholas' Church in Agenda Item 5 – Application No. 06/01143/OUT – Land South of Maltings Lane, Witham.
- Councillor P J R Turner declared a personal interest as the applicants had made representations to him in Agenda Item 5 – Application No. 06/02341/FUL – Helston, Braintree Road, Terling.
- Councillor Mrs M E Galione declared a personal interest as the agent was known to her in Agenda Item 5 – Application No. 06/02341/FUL – Helston, Braintree Road, Terling.
- Councillor J E Abbott declared a personal interest as a member of Rivenhall Parish Council in Agenda Item 5 - Application No. 06/01289/COU – Land At Appleford Farm, Braxted Road, Rivenhall.
- Councillors P R Barlow, K D Boylan, P A Heath and Mrs K E Tearle declared personal interests as members of Witham Town Council in Agenda Item 5 – Application Nos. 06/01330/FUL – Land Adjacent to Football Ground, Blunts Hall Road; 06/01143/OUT - Land South of Maltings Lane, Witham; 06/02215/COU – Former Agricultural Stockyards, Powers Hall Farm, Terling Road and 06/02238/FUL – 3 Holst Avenue, Witham.

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.

72 MINUTES

DECISION: The minutes of the meeting of the Witham Area Committee held on 5th December 2006 were approved as a correct record and signed by the Chairman.

73 PLANNING APPLICATION DEFERRED

INFORMATION: The Chairman advised that, due to an administrative error, members of the public had been advised at very short notice that the meeting was to be held at Silver End Village Hall rather than Witham Public Hall. Members considered in these circumstances that it was only fair to give everyone the opportunity to have their say and defer this application until the next Witham Area Committee meeting. The Committee apologised to both those members of the public who were present and those unable to attend due to the short notice given. It was noted that a further meeting of the Maltings Lane Forum would be taking place the following week at which time the options for the location of the church and community centre would be discussed. It would therefore be beneficial to Members if this information could be made available to the next Area Committee meeting.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*06/01143/OUT (DEFERRED)	Witham	The Landowners	Erection of approx. 268 Dwellings, B1 business park, primary school, neighbourhood centre, community facilities, open space, landscaping and ancillary infrastructure, Land South of Maltings Lane.

74 PUBLIC QUESTION TIME

INFORMATION: There were two 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.

75 PLANNING APPLICATION DEFERRED

INFORMATION: That the following application be deferred to the next Witham Area Committee in order that further information regarding the application approved in September 2004 could be made available to Members.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
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*06/02341/FUL (DEFERRED)	Terling	Mr N Larwill	Demolition of existing bungalow and erection of dwelling with detached garage, Helston, Braintree Road.
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Councillor Robin Dixon of Terling and Fairstead Parish Council joined the table for this item. Councillor Dixon noted that the Parish Council's view was that this was an important site, a gateway to the village. He noted that the Council had granted permission for a dwelling of this size on this site and that the ridge height had been reduced in line with the request by the Parish Council. Councillor Dixon stated that the design mirrored others in Terling and should receive a positive response from the Committee.

76 PLANNING APPLICATIONS APPROVED

DECISION: That the undermentioned planning applications 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>
*06/02279/FUL (APPROVED)	Kelvedon	Kelvedon St Marys C of E Primary School	Proposed installation of 1 no. relocatable unit to provide accommodation for the "ABC Club" adjacent to existing relocatable units, Kelvedon St Marys C of E Primary School, Docwra Road.
*06/02189/COU (APPROVED)	Rivenhall	Essex Probation Area Board	Change of use of land for storage of vehicles and equipment, Land At Appleford Farm, Braxted Road.

The above application was approved, subject to the amendment of Condition 2 – remove "unless otherwise agreed in writing by the local planning authority."
The following wording was added to the end of Condition 5: "Lighting must be angled downwards with zero tilt. It shall only be switched on between the months of November and February and must be switched off at the end of working hours, i.e. 1700 (as stated on the application form)."

*06/02215/COU (APPROVED)	Witham	Lord Rayleighs Farms Ltd	Change of use from agricultural to B1 (office use/light industrial), Former Agricultural Stockyards, Powers Hall Farm, Terling Road.
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The above application was approved, subject to an additional Condition as follows:
No additional lighting shall be installed at any time without the prior approval of the local planning authority.

77 PLANNING APPLICATIONS REFUSED

DECISION: That the undermentioned planning applications be refused for the reasons set out in the reports.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*06/01330/FUL (REFUSED)	Witham	Mr Boswell	Proposed closure of informal footpath to the east of the development site required to remain open by virtue of condition 7 of application no. 04/00787/FUL, Land Adjacent to Football Ground, Blunts Hall Road.
*06/02238/FUL (REFUSED)	Witham	Mr & Mrs Read	Erection of front porch, 3 Holst Avenue.

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 meeting commenced at 7.15pm and closed at 8.27pm.

DR R L EVANS

(CHAIRMAN)

APPENDIX

WITHAM AREA COMMITTEE

3rd January 2007

PUBLIC QUESTION TIME

Summary of Questions Asked / Statements Made During Public Question Time

1. Statement Relating to Application No. 06/02341/FUL – Helston, Braintree Road, Terling

Statement by Mr Noel Larwill (Applicant)

Mr Larwill stated that he had left 18 copies of his statement at Causeway House earlier that afternoon for distribution at the meeting but was dismayed that they had not been passed on. The Chairman apologised to Mr Larwill for this oversight.

Mr Larwill went on to state that he had sought advice on the proposed house style, size and position from the planning department and it was on this advice that he had purchased the dwelling. He had asked if all points raised by the planning department were rectified would the application be passed and was told it would. Mr Larwill felt he had bent over backwards for 23 months but still new objections were being raised. He cited three letters of support from his immediate neighbours and noted that Lord Rayleigh himself approved the design. The proposal was considered to be a great improvement on what was already there. Mr Larwill considered that RLP15 had been met as the application for a dwelling with detached garage made in September 2004 had been approved. The proposed dwelling would be sited further away from the road and therefore not overpowering. Mr Larwill was sympathetic to the requirements of the countryside and had maintained the existing listed cottage. He considered the proposed dwelling would enhance the village of Terling.

2. Statement relating to Application No. 06/01330/FUL – Land Adjacent to Football Ground, Blunts Hall Road, Witham

Statement by Mrs Angela Succamore on behalf of her mother who lives at 26 Blunts Hall Road, Witham

Mrs Succamore stated that the footpath had been used by a lot of people as a cut through for over 30 years. Her mother had suffered abuse from school children using the footpath and vandalism to her property. Mrs Succamore considered the footpath marked C-D on the plan to be adequate and did not see why two footpaths were needed.

The Committee advised that any concerns regarding anti-social behaviour should be reported immediately to the police.