

Minutes

Planning Committee

6th July 2010



Present

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

In Councillor Mrs Scattergood's absence Councillor J O'Reilly-Cicconi chaired the meeting in his capacity as vice-chair of the Planning Committee.

19 DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor J O'Reilly-Cicconi declared a personal interest in Application No. 09/01647/FUL as the applicant was known to him.

Councillor Mann declared a personal interest in Application No. 09/01647/FUL as the corresponding party was known to him.

Councillor Mrs Money declared a personal Interest in Application No. 10/00727/FUL as she was a Member of Witham Town Planning.

In accordance with the Code of Conduct Councillors remained in the meeting and took part in the discussion when the application was being considered.

20 MINUTES

DECISION: That the minutes of the meeting held on 22nd June 2010 be approved as a correct record and signed by the Chairman.

21 QUESTION TIME

INFORMATION: There were ten statements made, a summary of which is contained in the Appendix 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.

22 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 Head of District Development's report, as amended below, details of which are contained in the Register of Planning Applications.

*10/00663/FUL (APPROVED)	Feering	Mr Chris Osmond	Proposed single storey rear extension.
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The Committee approved this application; subject to the following additional informative to the applicant:-

Additional Information

The siting of the proposed extension will form a new boundary wall between with the adjoining residential neighbour. Your attention is therefore drawn to the Party Wall etc. Act 1996 – an explanatory leaflet is enclosed for your information.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*09/01647/FUL (APPROVED)	Gestingthorpe	Mr & Mrs Donoghue	Erection of detached cartlodge building to provide five en-suite bedrooms for guest accommodation and a garage/store area for owner's use. The Pheasant Public House, Audley End.

The Committee approved this application; subject to the following additional Condition:-

Additional Condition

Prior to the commencement of the development hereby permitted details of any hard-standing proposed shall be submitted to and agreed in writing with the Local Planning Authority. The hard-standing shall be implemented in accordance with the approved details prior to first occupation of the approved building and maintained as such thereafter. The materials used shall be permeable.

*10/00731/FUL (APPROVED)	Halstead	Mr Jonathan Goldsmith	Erection of two storey rear extension and single storey side extension
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*10/00366/FUL (APPROVED)	Hatfield Peverel	H. Peverel Parish Council	Erection of new clubhouse, changing facilities and football pitches for Hatfield Peverel Sports Ground, Wickham Bishops Road.
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Councillors Peter Endersby and Graham Bushby of Hatfield Peverel Parish Council joined the Committee in discussing this item.

Councillor Endersby gave brief details on the history of previous planning applications the football club made with a view to permanent accommodation and highlighted the inadequacy of the current playing field in the centre of the village as being well below national standard. He reminded Members of previous plans to incorporate a sports hall and an area for social functions but that these had been scaled down in light of objections raised and expected difficulty in obtaining funding and added that there were now no further plans for flood lighting. In relation to the issue of the footpath/cycleway he said that the Parish Council would be making this its top priority and mentioned that Essex County Council as well as Braintree District Council officers were now in support of this application. With regards to the objections raised Councillor Endersby pointed out that there were only a total of four residential properties situated within a mile of the site but noted constituents concerns about potential commercial use for public entertainment other than football and added that this was dealt with by way of condition. In closing, he said that the Parish Council had been pressured by residents to have use of the recreation grounds at the weekends and asked the Committee not to place overly stringent conditions on the planning application which would make fundraising indefinitely more difficult.

Councillor Bushby read out a letter of support by District Councillor Bebb which urged for proper and up to standard facilities on the site as the football club made a very positive contribution to the village community and added that other letters of support from Essex County Councillors also highlighted the value of the football club and stressed the importance of the planning permission in front of the Committee.

The Committee approved this application; subject to the following additional Informative to the applicant:-

Additional Information

The Parish Council is requested to use its best endeavours to continue to seek the provision of a footpath/cycleway link from the village to the site.

*10/00379/FUL (APPROVED)	Kelvedon	Mr Jamie Hooper	Addition of extra storey to existing single storey rear extension, demolition of part of existing rear extension, moving of detached cottage at rear and construction of double garage attached to it, 166 High Street.
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The Committee approved this application; subject to the following additional condition:-

Additional Condition

Prior to the commencement of the development hereby permitted details of any hard-standing proposed shall be submitted to and agreed in writing with the Local Planning Authority. The hard-standing shall be implemented in accordance with the approved details prior to first occupation of the approved building and maintained as such thereafter. The materials used shall be permeable.

*10/00339/LBC (APPROVED)	Kelvedon	Mr Jamie Hooper	Addition of extra storey to existing single storey rear extension, demolition of part of existing rear extension, moving of detached cottage at rear and construction of double garage attached to it, 166 High Street.
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*10/00727/FUL (APPROVED)	Witham	Mr M Carrington	Erection of first floor rear extension.
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PLEASE NOTE: The full list of standard conditions and reasons can be viewed at the office of the Head of District Development, Council Offices, Causeway House, Bocking End, Braintree, Essex CM7 9HB.

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

The meeting closed at 8:47pm.

J O'REILLY-CICCONI
(Vice-Chairman in the Chair)

APPENDIX

PLANNING COMMITTEE 8th JUNE 2010

PUBLIC QUESTION TIME

Summary of Questions Asked / Statements Made During Public Question Time

1. Mr Ben Hoogewerf – App No. 09/017647/FUL

Mr Hoogewerf introduced himself as a resident of Audley End, Gestingthorpe and highlighted brief points in support of the application at the Pheasant public house. He stated that additional traffic flow due to the extension of the Pheasant would not detrimentally affect the village, adding it was usually pretty quiet. He referred to the village's industrious past and remarked about the history of Gestingthorpe and how the Pheasant is integral to the spirit of the village community. His final point related to how community groups such as the cricket club, the bell ringers, a cribbage club and many other groups often congregated at the pub as a focal point of the village.

2. Mr James Donoghue – App No. 09/01647/FUL

Mr Donoghue began his statement by outlining his current labour force and emphasised his willingness to maintain the Pheasant as a viable business and to play its part of the community well into the future. Referring to a Site Assessment Report by the East of England Tourism Board and other letters of support from various Tourist agencies as well as from The White Hart pub of Great Yeldham; Mr Donoghue stated that the East of England Development Agency estimated that the public house would generate approximately £1,000,000 per annum into the local community. Finally he made to address the issues raised by objectors mainly relating to opening hours and highlighted that the property had been previously developed back in the 1960's, so a development of this style would not be a completely foreign proposal as previous development had already been permitted and carried out.

3. Mr Reece Packford - App No. 10/00366/FUL

Mr Packford introduced himself as a member of the Hatfield Peverel football club and commented on his wish to progress further into the senior teams within the next few years. He said that football was what he enjoyed most, adding that it kept him fit and healthy. Speaking of his manager he said the sport taught him respect and teamwork as well as enabling him to make friends within the football club and also with competing teams. Summarily, Mr Packford said he would be devastated to see the football club close as a result of a possible refusal of the planning application and urged the Committee to grant the application so as to enable him to continue playing football.

4. Miss Maddie Hooper – App No. 10/00366/FUL

Miss Hooper stated that she was currently playing at the football club in the under 11's group and mentioned some of their recent successes. She went on to say how much she enjoyed playing football and that she had been with the Hatfield Peverel club for the last three seasons, but that this season would be her last since the facilities at the club currently are not adequate to accommodate an all girls team.

5. Mr Aaron Hayden – App No. 10/00366/FUL

Mr Hayden introduced himself as the football club coach for the under 12's and expressed briefly his experience of the past eight years with the club and that at first the junior football was largely informal, laid back and in mixed gender groups and that it apparently became evident that the club needed a better structure. He stated that the club always had an open door approach welcoming children of all abilities but highlighted the current unfairness of girls no longer being able to play at the club once they reach 11 years of age when genders play separately and voiced the frustration of many female players at having to leave for another club just to be able to play football. He stressed that the role of the coaches is not just in relation to football but also to act as outlet for the children in terms of teaching them respect for others and necessary life skills.

6. Mr Gareth Howard – App No. 10/00366/FUL

Mr Howard introduced himself as chairman of the Hatfield Peverel football club and detailed its current composition of 10 junior teams supporting over 150 boys and girls as well as two senior men's teams. He went on to state the long history of the club and referred to the current clubhouse and changing facilities as no longer fit for purpose since they were built well over 60 years ago. He stressed the clubs role in providing a service to the community that teaches life skills to youngsters whilst developing their sporting ability, attitude to work and team spirit but most of all to have respect for themselves and others. In future Mr Howard said he was keen to make the club more accessible by committing to set up two new female only teams as well as one disability team by the end of season 2012/13 but stressed that this could only happen if the application before the Committee tonight is passed. Finally, Mr Howard drew the Committee's attention to a Facebook campaign with over 450 supporters and in relation to objections received due to noise he said he was willing to discuss residents concern.

7. Mrs Janet Green – App No. 10/00663/FUL

Mrs Green introduced herself as a neighbour of the property currently applying for planning permission. She said that extensions on current neighbouring cottages were original and not additions. Other properties in the area, she said had extensions at the side of their property. She said that the landscape officer stated that the potential impact on the tree roots would not be deemed to be potentially significant.

She said that regular pruning would be required as the branches of the tree, the leaves and shading would be intimidating to all. She said she is truly concerned that this intrusive build would affect her foundations causing damage which could disturb the slate tiles on her roof which could result in damage or leakage. In such a relatively new property she said excavations could have an adverse affect, exacerbating cracks. She said it is imperative that an independent surveyor be appointed. On the matter of the building line she said that this new extension if approved will come forward almost a meter ahead of the existing building line, which she said would affect her visual amenity and light. She said her desired outcome would be to adhere to the existing building line and ensure uniformity with neighbouring properties.

8. Mr Chris Osmond – App No. 10/00663/FUL

Mr Osmond stated that care had been taken in the formulation of the proposal employing both a Chartered Architect and an Arboriculturist to ensure a high quality design that would not have any negative impact on the locality. In relation to the length of the extension Mr Osmond added that the proposed roof had the same pitch as the adjacent roof but actually gets lower as it passes beyond adjacent building line. Finally he added that the extension complies with the planning '45 degree' line projected from the adjacent window in either plan or section, stressing there will be no demonstrable loss of light.

9. Mr A Shapiro – App No. 10/00379/FUL, 10/00339/LBC

Mr Shapiro introduced himself as resident of 4 October House Kelvedon. He said that the current proposal would detrimentally affect visual amenity and said that neither Mr Hooper nor the architect discussed their plans with neighbours. He said that the revised roof with its height would be overbearing and detrimental to his flat and to a greater extent to the ground floor flat which would suffer a significant loss of daylight. He claimed that planning officers were incorrect in saying there is a private access road separating his and his neighbours flat from the extension. He said that this was in fact only a small courtyard and that objections had been received ahead of the consultation deadline but this was not adhered to. He stated that in an email to Mr Roberts that a simple change to the scheme could have satisfactorily resolved the problem, adding that he spoke with an English Heritage Inspector who said they had no objections to modern additions to historic buildings if it is right with the conservation area. He encouraged the Committee to ask for the application to be re-submitted with a flat roof which he said would remove all currently contentious issues.

10. Mr Alan Stones – App No. 10/00379/FUL, 10/00339/LBC

Mr Stones introduced himself as the Agent. He said the house in question had been uninhabited and uninhabitable for some time and was to be brought back to beneficial use, preferably a family home. He said he was speaking on the applicant, Mr Hoopers behalf. He said that the building footprint was being reduced, removing unsightly rear extensions in lieu of this current application for an extension. He said the apex of the roof as proposed is only two metres higher than that of the existing

rear wing and added the building does not extend the full length of the flats and that a tree had been removed to increase the amount of daylight and stated that the flat of the objectors only received very little sunlight if any at all since it is West Facing. He added that the roof slopes away from the ground floor flats and said the elevation levels were therefore misleading. In summary he said he had acquiesced with neighbouring objections by removing the chimney and already having partially lowered the height of the extension and called for the application to be approved according to the Officers recommendations.