
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON**TUESDAY 22 JULY 2014 AT 6.17 P.M.****IN THE COUNCIL CHAMBER, COUNCIL OFFICES, WEELEY**

[Note: The meeting began later than the scheduled time of 6.00 pm due to a malfunction of some of the IT equipment. Shortly after 6.00 pm and again subsequently, the Chairman therefore advised members of the public that there were likely to be delays.]

Present: Councillors Heaney (Chairman), Challinor (Vice-Chairman), Brown, Johnson, McLeod, Mitchell, Simons, Turner and White.

Also Present: Councillors De-Vaux Balbirnie MBE, G V Guglielmi (Portfolio Holder for Planning and Corporate Services), McWilliams, Pugh and Stock.

In Attendance: Head of Planning (Catherine Bicknell), Planning Team Leader (Major) (Martyn Fulcher), Senior Solicitor (Michael Gibson-Davies), Communications Manager (Nigel Brown) and Democratic Services Officer (Michael Pingram).

20. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors Fawcett, Scott and Watling (with Councillor Turner substituting).

21. MINUTES OF THE LAST MEETING

The minutes of the last meeting of the Committee, held on 24 June 2014, were approved as a correct record and signed by the Chairman.

22. DECLARATIONS OF INTEREST

Councillor White declared a non-pecuniary interest in relation to Planning Application 14/00447/OUT by virtue of the fact he was a friend of the Applicant.

23. PLANNING APPLICATION 13/01340/FUL – BURNT ASH FARM, SPINNEL'S LANE, WIX, MANNINGTREE, CO11 2UJ

The Committee had before it the published Officer report containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval.

An update sheet was circulated to the Committee prior to the meeting, with details of an email received from the Department of Communities and Local Government that explained it had received a request from the Secretary of State asking that it consider calling in the application for its own consideration, an amendment to Condition 20, a further letter of objection and a correction to Paragraph 6.130.

At the meeting, an oral presentation was made by the Council's Planning Team Leader (Major) in respect of this application.

The following people spoke in support of the application, namely: Mr. David Bouflower, owner of the application site and Mr. Chris Akrill, the Applicant's agent.

The following people spoke against the application, namely: Mr. Ed Abbott, a local resident, Mr. John Mathews, Chairman of Wix Parish Council and Councillor Stock (on behalf of Councillor Patten, the local Ward Member).

It was moved by Councillor White and seconded by Councillor Turner that, subject to the application first being referred to the Secretary of State and he or she then deciding not to call it in, the Head of Planning be authorised to approve the application, subject to the conditions set out in the report and two further conditions. The motion, on being put to the vote, was declared **LOST**.

It was then moved by Councillor Johnson, seconded by Councillor Mitchell and:

RESOLVED that the application be refused, contrary to the Officer recommendation, because the Committee considered that the benefits of the application would be outweighed by the significant adverse impact to the landscape and that the Head of Planning be authorised to refuse permission accordingly on such detailed terms as she considers appropriate.

The meeting was adjourned between 7.40 p.m. and 7.46 p.m.

24. PLANNING APPLICATION 14/00431/FUL – STURRICKS FARM, STURRICK LANE, GREAT BENTLEY, CO7 8PT

The Committee had before it the published Officer report containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval.

At the meeting an oral presentation was made by the Council's Planning Team Leader (Major) in respect of this application.

The following people spoke against the application, namely: Mrs. Susie Deborah Webster, a local resident, Mr. Bill Herbert, Vice-Chairman of Great Bentley Parish Council and Councillor McWilliams, the local Ward Member. Mr Stuart Cock, on behalf of the Applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Turner, seconded by Councillor Heaney and **RESOLVED** that the application be deferred for not more than three months to enable officers in consultation with the chairman and Vice-Chairman of the committee, ward member(s) and the Planning Portfolio Holder to undertake discussions with the applicants regarding a reduction in the number of dwellings and the provision of on-site affordable housing in the form of shared ownership.

The meeting was adjourned between 8.24 p.m. and 8.29 p.m.

25. PLANNING APPLICATION – 14/00447/OUT – LAND SOUTH OF STATION ROAD, WRABNESS, C011 2TH

The Committee had before it the published Officer report containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval.

An update sheet was circulated to the Committee prior to the meeting with details of a further letter received from Wrabness Parish Council.

At the meeting an oral presentation was made by the Council's Planning Team Leader (Major) in respect of this application.

Mr. Peter Le Gry, the agent on behalf of the Applicant, spoke in support of the application.

It was moved by Councillor McLeod, seconded by Councillor White and:

RESOLVED that the Head of Planning be authorised to grant planning permission for the development, subject to:

- a) Within six months of the date of the Committee's resolution to approve, the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (on such terms and conditions as the Head of Planning considers appropriate) dealing with the following matters:
 - Affordable Housing On-Site Provision;
 - Education Provision; and
 - Public Open Space Contribution Provision.
- b) Planning conditions, in accordance with those set out in paragraph (i) below (but with such amendments and additions, if any, to the detailed wording thereof as the Head of Planning (or the equivalent authorised officer) in their discretion considered appropriate).
- c) That it be noted that the Committee expressly requested any reserved matters application be referred to the Planning Committee for determination.

(i) Conditions:

1. Details of the appearance, landscaping, layout, access and scale, (hereinafter called "the reserved matters")
2. Application for approval of the reserved matters
3. The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters.
4. Samples of the materials
5. Hard and soft landscaping
6. All hard and soft landscaping implementation
7. Landscaping - Five year clause
8. As requested by the Highway Authority
9. Boundary treatments
10. Details of Refuse storage/collection areas
11. Permeable surfacing
12. Scheme to provide renewable energy and energy and water efficiency technologies to be used
13. Archaeology investigative and report works
14. Biodiversity enhancement provision
15. Removal of PD rights for fencing, walls and means of enclosure on the western and southern boundaries of the site

The meeting was declared closed at 8.47 p.m.

Chairman