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PLANNING AND RIGHTS OF WAY PANEL  
MINUTES OF THE MEETING HELD ON 10 MARCH 2020

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Present: Councillors Savage (Chair), Mitchell (Vice-Chair), Coombs, G Galton, L Harris, Windle and Prior

Apologies: Councillors Vaughan

62. **APOLOGIES AND CHANGES IN PANEL MEMBERSHIP (IF ANY)**

It was noted that following receipt of the temporary resignation of Councillor Vaughan from the Panel, the Service Director Legal and Business Operations acting under delegated powers, had appointed Councillor Prior to replace them for the purposes of this meeting.

63. **MINUTES OF THE PREVIOUS MEETING (INCLUDING MATTERS ARISING)**

**RESOLVED:** that the minutes for the Panel meeting on 11 February 2020 be approved and signed as a correct record.

64. **PLANNING APPLICATION - 144 BUTTS ROAD**

The Panel considered the report of the Head of Planning and Economic Development recommending that conditional planning permission be granted in respect of an application for a proposed development at the above address.

Proposed change of use from retail (Class A1) to hot food takeaway (Class A5) with installation of rear extraction flue

Jill Wilcox, Pete Gosden (local residents/ objecting) and Richard Goodall (agent) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported an additional condition would be required should the recommendation be approved that would restrict parking on the forecourt.

The Panel then considered the recommendation to grant conditional planning permission. Upon being put to the vote the recommendation was lost.

A further motion to refuse planning permission, for the reasons set out below was then proposed by Councillor L Harris and seconded by Councillor G Galton.

**RECORDED VOTE:** to refuse planning permission

**FOR:** Councillors L Harris, G Galton, Savage and Windle

**AGAINST:** Councillors Coombs, Mitchell and Prior

**RESOLVED** to refuse planning permission for the reasons set out below:

**Reasons for Refusal**

1. Reason for Refusal - Loss of amenities

Having regard to the predominantly residential location of the site, which is not within an identified Local or District Centre where the Council would normally encourage food and drink uses to be located, the provision of an additional hot

food takeaway use (Use Class A5) would exacerbate the existing impacts in the immediate surroundings and materially harm the amenities of the neighbouring and nearby residential occupiers. In particular, the noise and disturbance arising from the intensity and nature of the comings and goings associated with the proposed uses would result in a level of activity which would be discordant within a residential area. Furthermore, the additional evening and late night activity resulting from multiple takeaway uses would result in disturbance in late evening when residents would expect to enjoy the peace and quiet of their homes in the evenings. As such, the proposal would be contrary to saved policy SDP1(i), SDP16 and REI7 of the Local Plan Review (amended March 2015).

2. Reason for Refusal - Highway and Parking

The proposed development, by reason of the level and nature of traffic movements to and from the site, would have a detrimental impact on the safety of other highway users, having regard to the existing congestion and vehicle movements resulting from vehicle parking and on-street parking restrictions. Furthermore, the application proposes significantly less parking than permitted by the Council's adopted Car Parking Standards Supplementary Planning Document and it has not been adequately demonstrated that the parking demands generated by the development could be accommodated by the application site without further exacerbating existing parking issues in the surrounding area. As such, the proposal would adversely affect the safety and convenience

65. **PLANNING APPLICATION - 19/01973/FUL - REDBRIDGE BUSINESS PARK**

The Panel considered the report of the Head of Planning and Economic Development recommending that delegated authority be granted in respect of an application for a proposed development at the above address.

Change of use of units 7, 8, 9 and 10 from B8 (Storage and Distribution) to mixed B8 / B1(c) to allow storage, washing and valeting of vehicles (amended description).

Eugene McManus (local residents' association objecting), Gary Bradford (agent) and Councillor Whitbread (ward councillors objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported the applicant had presented officers both a business statement and a revised location plan, identifying 25 locations in which vehicles could be kept within the site.

The presenting officer explained that a parking survey had also been presented but, noted that there had been insufficient time for analysis of this survey. However, it was noted that parking was an issue in the area. It was noted that the recommendation would be amended and that conditions 5 and 6 would also be amended.

The Panel were informed that the delegation was still required to enable the Councils flood team time to analyse the flood measures. Following representation from local residents the presenting officer added an additional refuse and recycling condition. Changes to the recommendation and conditions are set out below.

The Panel then considered the recommendation to grant conditional planning permission. Upon being put to the vote the recommendation was carried unanimously.

**RESOLVED** that the Panel:

- (i) Delegated authority to the Head of Planning and Economic Development to grant planning permission: subject to the planning conditions recommended at the end of the report; any amended or additional conditions set out below; and the submission of a: Flood Risk Assessment which demonstrates that the development is safe without increasing risk elsewhere.
- (ii) Delegated authority to the Head of Planning and Economic Development to refuse planning permission in the event that the Flood Risk Assessment recommendations are not acceptable on flood risk grounds and lack of information.
- (iii) The Head of Planning and Economic Development be delegated powers to add, vary and/or delete planning conditions as necessary.

#### Amended Conditions

5. On site vehicular parking (25 vehicles) [Performance Condition]  
In accordance with the approved plans the business operation on site (Pit Stop Service) to which this application relates shall at no time accommodate more than 25 customer vehicles as shown on plan ref: 300.14 Rev B  
REASON: To avoid congestion of the adjoining highway which might otherwise occur because of overspill parking caused by the business operation.
6. On site vehicular parking (location) [Performance Condition]  
Vehicles associated with the use hereby approved, including those belonging to staff and those awaiting collection and/or servicing, shall only park within the red line as shown on plan ref: 300.14 Rev B. Throughout the occupation the development hereby approved the parking areas defined by the approved plans shall not be used for any other purpose.  
REASON: In the interests of neighbouring residential amenity and to avoid congestion of the adjoining highway which might otherwise occur because the parking provision on site has been reduced or cannot be conveniently accessed.

#### Additional Condition

- 9 Refuse & Recycling (Pre-Commencement)  
Within 1 month from the date of this permission details of storage for refuse and recycling, together with the access to it and the daily management and collection regime, shall be submitted to and approved in writing by the Local Planning Authority. The storage shall be provided in accordance with the agreed details for the lifetime for the development. Unless otherwise agreed by the Local Planning Authority, except for collection days only, no refuse shall be stored to the front of the development hereby approved.  
REASON: In the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby properties and in the interests of highway safety.

66. **PLANNING APPLICATION - 19/00545/FUL - REDBRIDGE BUSINESS PARK (TEMPORARY CONSENT)**

The Panel considered the report of the Head of Planning and Economic Development recommending that conditional planning permission be granted in respect of an application for a proposed development at the above address.

Temporary retention of structure for a period of 3 years

Eugene McManus (local residents' association objecting), Gary Bradford (agent) and Councillor Whitbread (ward councillors objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported no further updates or proposed amendments.

The Panel then considered the recommendation to grant conditional planning permission. Upon being put to the vote the recommendation was carried.

RECORDED VOTE to grant planning permission

FOR: Councillors Savage, Mitchell, Coombs, Prior and Windle

AGAINST: Councillors G Galton and L Harris

**RESOLVED** that planning permission be approved subject to the conditions set out within the report.