

# Minutes

## Planning Committee 4th October 2022



### Present

| Councillors  | Present   | Councillors                  | Present   |
|--------------|-----------|------------------------------|-----------|
| J Abbott     | Apologies | F Ricci                      | Yes       |
| Mrs J Beavis | Yes       | Mrs W Scattergood (Chairman) | Yes       |
| K Bowers     | Yes       | P Schwier                    | Yes       |
| H Johnson    | Yes       | Mrs G Spray                  | Yes       |
| D Mann       | Apologies | Mrs S Wilson                 | Apologies |
| A Munday     | Yes       | J Wrench                     | Yes       |
| Mrs I Parker | Apologies |                              |           |

### Substitute

Councillor A Hensman attended the meeting as a substitute for Councillor Mrs I Parker.

Councillor Mrs C Dervish Braintree District Ward Councillor for Hatfield Peverel and Terling attended part of the meeting. Councillor Mrs Dervish made a statement during Question Time against Application No. 21/02857/OUT – Small Acres, Maldon Road, Hatfield Peverel.

### 36 **DECLARATIONS OF INTEREST**

**INFORMATION:** The following interests were declared:-

On behalf of Members of the Committee, Councillor Mrs W Scattergood, the Chairman of the Planning Committee, declared a joint non-pecuniary interest in Application No. 21/02804/FUL - Brook Farm, Station Road, Colne Engaine as the applicant was related to an Elected Member of Braintree District Council, who was known to them.

On behalf of Members of the Committee, Councillor Mrs W Scattergood, the Chairman of the Planning Committee, declared a joint non-pecuniary interest in Application No. 21/02857/OUT - Small Acres, Maldon Road, Hatfield Peverel as Councillor Mrs C Dervish, who had registered to participate during Question Time and had submitted a written statement, was an Elected Member of Braintree District Council and she was known to them.

On behalf of Members of the Committee, Councillor Mrs W Scattergood, the Chairman of the Planning Committee, declared a joint non-pecuniary interest in Application No. 22/01689/HH - 18 Grange Hill, Coggeshall as the applicant was an Elected Member of Braintree District Council, who was known to them.

Councillor Mrs G Spray declared a non-pecuniary interest in Application No. 21/02804/FUL - Brook Farm, Station Road, Colne Engaine as the applicant was known to her and the applicant's son was her fellow Elected Member for Braintree District Council Three Colnes Ward.

In accordance with the Code of Conduct, Councillors remained in the meeting, unless stated otherwise, and took part in the discussion when the applications were considered.

### 37 **MINUTES**

**DECISION:** It was reported that the Minutes of the meeting of the Planning Committee held on 23rd August 2022 were not available for approval.

### 38 **QUESTION TIME**

**INFORMATION:** There were two statements made about the following application. Those people who had registered to participate during Question Time made their statements immediately prior to the Committee's consideration of the application.

Application No. 21/02857/OUT - Small Acres, Maldon Road, Hatfield Peverel

Principally, these Minutes record decisions taken only and, where appropriate, the reasons for the decisions.

### 39 **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 and reasons contained in the Planning Development Manager's report, as amended below. Details of these planning applications are contained in the Register of Planning Applications.

| <b><u>Plan No.</u></b>  | <b><u>Location</u></b> | <b><u>Applicant(s)</u></b> | <b><u>Proposed Development</u></b>   |
|---|------------------------|----------------------------|--|
| *21/02804/FUL<br>(APPROVED)   | Colne Engaine          | Mr George Courtauld        | Redevelopment of barn to form 3 x 3 bedroom dwellings, Brook Farm, Station Road. |
| The Committee approved this application, subject to the description of the development being amended from 'Conversion of barn to form 3 x 3 bedroom dwellings' to |                        |                            |  |

'redevelopment of barn to form 3 x 3 bedroom dwellings'.

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| <b><u>Plan No.</u></b>      | <b><u>Location</u></b> | <b><u>Applicant(s)</u></b>             | <b><u>Proposed Development</u></b>  |
|-----------------------------|------------------------|--|---|
| *22/00223/FUL<br>(APPROVED) | Braintree              | Mr Daniel Ashwell,<br>Essex Electrical | Change of use of site to Car Repair Centre (Use Class B2), together with the erection of a single-storey building to rear of the existing structure to be used for the painting of motor vehicles, Essex Electrical, East Street. |

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| <b><u>Plan No.</u></b>     | <b><u>Location</u></b> | <b><u>Applicant(s)</u></b> | <b><u>Proposed Development</u></b>                   |
|----------------------------|------------------------|----------------------------|--|
| *22/01689/HH<br>(APPROVED) | Coggeshall             | Mr Tom Walsh,              | Erection of garden shed/summerhouse, 18 Grange Hill. |

The Committee approved this application, subject to the deletion of duplicate Condition No. 3 as follows:-

Deleted Condition

3. The external materials and finishes shall be as indicated on the approved plans and/or submitted application form.

Condition 4 Renumbered as Condition 3 (to read as follows):

4. Prior to installation, detailed drawings of the proposed windows and doors, and details of the materials to be used on the external finishes of the building hereby permitted, shall be submitted to and approved in writing by the local planning authority. The Development shall only be implemented in accordance with the approved details.

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## **SECTION 106 AGREEMENT**

| <b><u>Plan No.</u></b>      | <b><u>Location</u></b> | <b><u>Applicant(s)</u></b> | <b><u>Proposed Development</u></b>                        |
|-----------------------------|------------------------|----------------------------|---|
| *21/02857/OUT<br>(APPROVED) | Hatfield<br>Peverel    | Small Acres HP<br>Ltd      | Outline planning application<br>with all matters reserved |

|  |  |  |  |
|--|--|--|--|
|  |  |  | apart from access, for:<br>Demolition of existing dwelling and associated outbuildings, and construction of up to 17 dwellings with open space, access, landscaping and associated infrastructure, Small Acres, Maldon Road. |
|--|--|--|--|

**DECISION:** That, subject to the applicant entering into a suitable legal agreement pursuant to Section 106 of the Town and County Planning Act 1990 (as amended) to cover the following Heads of Term:

- **Affordable Housing**
- **Habitat Regulations Assessment**
- **Health Care**
- **Open Space** (allotments, children and young people, outdoor sports, amenity space, and the formation of a Management Company).
- **Refuse Vehicle Access**

the Planning Development Manager, or an authorised Officer, be authorised to grant planning permission for the above development in accordance with the approved plans and documents and the conditions and reasons set out in the report. Alternatively, in the event that a suitable planning obligation is not agreed within three calendar months of the Planning Committee's decision, the Planning Development Manager be authorised to refuse planning permission. Details of this planning application are contained in the Register of Planning Applications.

Councillor Mrs C Dervish, Braintree District Councillor for Hatfield Peverel and Terling Ward, attended the meeting and spoke against this application prior to the Committee's consideration of the application.

#### 41 **PLANNING APPLICATION REFUSED**

**DECISION:** That the undermentioned planning application be refused for the reasons contained in the Planning Development Manager's report. Details of this planning application are contained in the Register of Planning Applications.

| <b><u>Plan No.</u></b>     | <b><u>Location</u></b> | <b><u>Applicant(s)</u></b>    | <b><u>Proposed Development</u></b>                |
|----------------------------|------------------------|-------------------------------|---|
| *21/01834/FUL<br>(REFUSED) | Great Saling           | Mr T Harris,<br>Lightwood PLC | Erection of warehouse for storage use (Class B8), |

|  |  |  |                                      |
|--|--|--|--------------------------------------|
|  |  |  | former hangar site, Saling Airfield. |
|--|--|--|--------------------------------------|

PLEASE NOTE: The full list of standard conditions and reasons can be viewed at the office of the Planning Development Manager, 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 8.29pm.

Councillor Mrs W Scattergood  
(Chairman)