

Minutes

Planning Committee

13th February 2018



Present

Councillors	Present	Councillors	Present
K Bowers	Yes	Mrs I Parker	Yes
Mrs L Bowers-Flint	Yes	R Ramage	Yes
T Cunningham	Yes	F Ricci	Yes
P Horner	Yes	Mrs W Scattergood (Chairman)	Yes
H Johnson	Yes	P Schwier	Yes
D Mann	Yes	Mrs G Spray	Yes
Lady Newton	Yes		

Councillor Mrs Jo Beavis, in her capacity as the Essex County Councillor for Halstead Division and Councillor G Butland were also in attendance.

111 DECLARATIONS OF INTEREST

INFORMATION: The following interests were declared:-

Councillor D Mann declared a non-pecuniary interest in Application No. 17/01812/OUT - Thistle Field, land at High Garrett, Braintree as the application site was located opposite his property and he had submitted two letters objecting to the application. Councillor Mann left the meeting when the application was considered and determined.

Councillor Mrs G Spray declared a non-pecuniary interest in Application No. 17/01769/OUT - land East of Morleys Road, Earls Colne as the application site was located near to her property. Councillor Mrs Spray left the meeting when the application was considered and determined.

112 MINUTES

DECISION: That the Minutes of the meeting of the Planning Committee held on 30th January 2018 be approved as a correct record and signed by the Chairman.

113 QUESTION TIME

INFORMATION: There were five statements made. Details of the people who spoke at the meeting are contained in the Appendix to these Minutes. Those people who had registered to speak about a planning application spoke immediately prior to the consideration of the application.

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

114 **SECTION 106 AGREEMENTS**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/01769/OUT (APPROVED)	Earls Colne	Mr William Lee Greenhunt	Outline planning application to include up to 20 dwellings (C3), vehicular access from Morleys Road, public open space, and associated landscaping, drainage, infrastructure and ancillary works. Detailed approval is sought for access arrangements from Morleys Road, with all other matters reserved, land East of Morleys Road.

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

- **Affordable Housing** (40% provision; 70/30 tenure split (affordable rent over shared ownership) equating to five affordable rented and three shared ownership based on a scheme of 20 dwellings; delivered without reliance on public subsidy; all affordable homes that are accessed at ground level should be compliant with either Lifetime Homes standards or equivalent Part M Cat 2 of Building Regulations; all units to be compliant with standards acceptable to Homes and Communities Agency at point of construction).
- **Public Open Space** (financial contribution toward outdoor sports provision, equipped children's play space, allotments and informal open space to be calculated in accordance with Policy CS10 and the Council's Open Spaces Supplementary Planning Document. Financial contributions to be calculated based on the final dwelling mix using the Council's standard Open Spaces Contributions formula. Specific projects as identified in the Agenda report. Trigger point for payment being prior to occupation of the third unit).
- **Residential Travel Information Pack** (to be approved by Essex County Council. Trigger point being prior to occupation of the first unit. To include six one day travel vouchers for use with the relevant local public transport operator. Travel Packs to be provided to the first occupiers of each new residential unit).
- **Upgrading of Bus Stops** (the upgrading of the two bus stops which would best serve the application site with details and scope of works to be agreed

with the Local Planning Authority. Trigger point being prior to occupation of the first unit).

- **Footpath/Cycle Link** (to be provided to the site's eastern boundary to allow a through route to be created to the adjacent land to the east).

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

The Committee approved this application, subject to a Head of Term of the Section 106 Agreement being amended as follows:-

Amended Head of Term

- **Public Open Space** (financial contribution toward outdoor sports provision, equipped children's play space, allotments and informal open space to be calculated in accordance with Policy CS10 and the Council's Open Spaces Supplementary Planning Document. Financial contributions to be calculated based on the final dwelling mix using the Council's standard Open Spaces Contributions formula. Specific projects as identified in the Agenda report. Trigger point for payment being prior to occupation of the third unit).

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/01799/FUL (APPROVED)	Braintree	Braintree Properties LLP	Extension to existing Next store (A1) and re-configuration of car park, Next, Unit 6, 1 Charter Way.

DECISION: That, subject to the applicant entering into a suitable legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to cover the following Head of Terms:-

- The further variation of the Section 52 Agreement/2008 Variation to this Agreement so that the 2008 Variation is extended to cover the proposed extension, with the Variation details to reflect the development as proposed in the current planning application and details to be agreed with Officers.

the Development Manager be authorised to grant planning permission for the above development in accordance with the approved plans 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 date of the Planning Committee's decision, the Development Manager be authorised to refuse planning permission.

Details of this planning application are contained in the Register of Planning Applications.

115 **PLANNING APPLICATION REFUSED**

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

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/01812/OUT (REFUSED)	Braintree	Mr Arran Gordon Gordon Homes Ltd	Application for outline planning permission with some matters reserved - Erection of 40no. two storey detached, semi-detached and terraced dwellings and garages, lay out of parking spaces and gardens, formation of estate roads, lay out of public open space, children's play area and estate landscaping, Thistle Field, land at High Garrett.

Councillor Mrs Jo Beavis, Essex County Councillor for Halstead Division, attended the meeting and spoke on this application regarding highway improvements in the locality.

Mr Martin Mason and Ms Teresa Milbourn, representing Essex County Council Highways attended the meeting to answer questions raised by Members of the Planning Committee about this application.

PLEASE NOTE: The full list of standard conditions and reasons can be viewed at the office of the 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 9.07pm.

Councillor Mrs W Scattergood
(Chairman)

APPENDIX

PLANNING COMMITTEE

13TH FEBRUARY 2018

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statement Relating to Application No. 17/01769/OUT - Land East of Morleys Road, Earls Colne

Statement by Mr William Lee, Greenhunt, 50 Jermyn Street, St James's, London SW1Y 6LX (Applicant)
- 2 Statement Relating to Application No. 17/01799/FUL - Next, Unit 6, 1 Charter Way, Braintree

Statement by Mr Rawdon Gascoigne, Emery Planning Partnership Ltd, Units 2 - 4 South Park Court, Hobson Street, Macclesfield, SK11 8BS (Agent)
- 3 Statements Relating to Application No. 17/01812/OUT - Thistle Field, land at High Garrett, Braintree
 - (i) Statement by Mr Terry Surrey, 7 Grove Field, High Garrett, Braintree (Objector)
 - (ii) Statement by Mr Michael Hutley, 9 Ashpole Road, Bocking (Objector)
 - (iii) Statement by Councillor Mrs Jo Beavis, Essex County Councillor for Halstead Division, Easter Cottage, Park Hall Road, Gosfield (Supporting better highway improvements in the locality)