

Minutes

Planning Committee

31st July 2018



Present

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

40 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

Councillor Mrs W Scattergood declared a non-pecuniary interest in Application Nos. 17/00818/FUL, 17/00819/LBC, 17/00820/FUL and 17/00821/LBC - White Hart House, The Street, Great Saling as representatives of the applicant were known to her in association with her previous term of office as Chairman of the Council. Councillor Mrs Scattergood declared a non-pecuniary interest also in Application No. 18/00649/OUT - C Ambrose Motors, 7-9 Colchester Road, Bures Hamlet as in her capacity as the Braintree District Councillor for Stour Valley South Ward she had been contacted by local residents who supported the application. Councillor Mrs Scattergood stated that she had not given advice to the residents.

In accordance with the Code of Conduct, Councillor Mrs W Scattergood remained in the meeting and took part in the discussion when the applications were considered.

41 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 17th July 2018 be approved as a correct record and signed by the Chairman.

42 **QUESTION TIME**

INFORMATION: There were twelve statements made about the following matters. Those people who had registered to speak about a planning application spoke immediately prior to the consideration of the application:-.

Application No. 17/00818/FUL - White Hart House, The Street, Great Saling
 Application No. 17/00819/LBC - White Hart House, The Street, Great Saling
 Application No. 17/00820/FUL - White Hart House, The Street, Great Saling
 Application No. 17/00821/LBC - White Hart House, The Street, Great Saling
 Application No. 17/02271/OUT - land adjacent to Watering Farm, Coggeshall Road, Kelvedon
 Application No. 18/00649/OUT - C Ambrose Motors, 7-9 Colchester Road, Bures Hamlet
 Application No. 18/00824/FUL - Workshop, Cobbs Fenn, Sible Hedingham

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

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

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/00819/LBC (APPROVED)	Great Saling	Repton Heritage Restoration Limited	Internal works/alterations, White Hart House, The Street.

The Committee approved this application, subject to the addition of an Information to Applicant as follows:-

Information to Applicant

This consent does not grant or override the need to obtain full planning permission.

Councillor Mrs Karen Jiggins, representing Great Saling Parish Council, attended the meeting and spoke against this application.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/00821/LBC (APPROVED)	Great Saling	Repton Heritage Restoration Limited	Internal walls/alterations, White Hart House, The Street.

The Committee approved this application, subject to the addition of an Information to Applicant as follows:-

Information to Applicant

This consent does not grant or override the need to obtain full planning permission.

Councillor Mrs Karen Jiggins, representing Great Saling Parish Council, attended the meeting and spoke against this application.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*18/00824/FUL (APPROVED)	Sible Hedingham	Harding Joinery	Revision to planning permission ref 17/01236/FUL to complete two partly erected residential buildings allowed on appeal on 01/03/2018 with the only alteration being a site plot reduction and all other matters remaining identical as approved, Workshop, Cobbs Fenn.

44 SECTION 106 AGREEMENT

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/02271/OUT (APPROVED)	Kelvedon	Parker Strategic Land Limited	Outline application with all matters reserved except for access for up to 35 dwellings, open space and parkland with access from Coggeshall Road, land adjacent to Watering Farm, Coggeshall 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% of units on-site to be Affordable Housing, with a final mix to be agreed at the reserved matters stage, but with a 70%/30% ratio of affordable rent over shared ownership; and built to conform to standards acceptable to Homes England; and accessibility requirement for units accessed at ground level to meet Part M Category 2 of Building Regulations;

- **Allotments** - Financial contribution calculated in accordance with updated figures from the Open Spaces Supplementary Planning Document and the number and size of dwellings approved at Reserved Matters stage to fund improvements at Stoney Flint allotment site, Church Hill, Kelvedon;
- **Community Facility** - Financial contribution of £16,181 towards the provision of a new building at Kelvedon Recreation Ground;
- **Education** - Financial contributions for Early Years and Childcare provision and Primary School provision in the locality. Contribution to be calculated in accordance with standard Essex County Council provisions based on the number of dwellings to be constructed, index linked to April 2017. Financial contribution towards the cost of secondary school transport for future residents, with the contribution to be calculated in accordance with standard Essex County Council provisions and the number of dwellings that are developed;
- **Equipped Play Facility** – To be provided on-site to a minimum value as calculated in accordance with updated figures from the Open Spaces Supplementary Planning Document;
- **Highways and Transport** – Financial contribution of £35,000 towards an improvement at the Station Road/Feering Hill/Swan Street/High Street junction; bus stop improvements; a priority junction to provide access to the proposal site; a right turn lane in Coggeshall Road at the site access and Observer Way with pedestrian refuge island; an upgrade to current Essex County Council specification to the two bus stops which would best serve the proposal site; and a footway to be provided along the north side of Coggeshall Road between the proposal site access and Watering Farm and between Watering Farm and 1 Coggeshall Road;
- **Outdoor Sports** - Financial contribution calculated in accordance with updated figures from the Open Spaces Supplementary Planning Document and the number and size of dwellings approved at Reserved Matters stage to be spent at Kelvedon Recreation Ground;
- **Public Open Space** (on-site) - A minimum area of 0.62 ha for informal Open Space and equipped play; a further 0.69 ha of land to be managed for ecological purposes. Areas of public open space; equipped play and area managed for ecological purposes all to be managed by a Management Company to an agreed specification;

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 Condition and Reason No. 12 being amended as follows:-

Amended Condition

- 12 A lighting design scheme for biodiversity shall be submitted to and approved in writing by the Local Planning Authority prior to construction of the development above slab level. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Amended Reason

- 12 To allow the Local Planning Authority to discharge its duties under the UK Habitats Regulations 2017, the Wildlife and Countryside Act 1981 as amended and Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 (priority habitats & species).

Councillor Mrs Katherine Evans, representing Feering Parish Council, attended the meeting and spoke against this application.

Councillor Mrs Emma Ormond, representing Kelvedon Parish Council, attended the meeting and spoke against this application.

Councillor John Elliott, Braintree District Ward Councillor for Kelvedon and Feering, attended the meeting and spoke against this application.

45 **PLANNING APPLICATIONS REFUSED**

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

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/00818/FUL (REFUSED)	Great Saling	Repton Heritage Restoration Limited	Change of use of tearooms (A3) to holiday let accommodation, White Hart House, The Street.

Councillor Mrs Karen Jiggins, representing Great Saling Parish Council, attended the meeting and spoke against this application.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/00820/FUL (REFUSED)	Great Saling	Repton Heritage Restoration Limited	Creation of 1 x 1 bedroom dwelling, White Hart House, The Street.

Councillor Mrs Karen Jiggins, representing Great Saling Parish Council, attended the meeting and spoke against this application.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*18/00649/OUT (REFUSED)	Bures Hamlet	CCC Property	Application for outline planning permission with some matters reserved - cease car wash use, demolish part single, part two-storey console building, workshop and flat, remove canopy and hardstanding, and fell three trees, erect 2 no. detached and 2 no. semi-detached dwellings and associated car ports, adjust ground levels and lay out parking, amenity areas, private drive and landscaping (landscape only reserved), C Ambrose Motors, 7-9 Colchester Road.

Councillor David Lee, representing Bures Hamlet Parish Council, attended the meeting and spoke in support of 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 9.18pm.

Councillor Mrs W Scattergood
(Chairman)