

Minutes

Planning Committee 14th February 2023



Present

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

Councillor A Hensman attended the meeting as a substitute for Councillor F Ricci.

75 **DECLARATIONS OF INTEREST**

INFORMATION: There were no interests declared.

76 **MINUTES**

DECISION: That the Minutes of the meetings of the Planning Committee held on 1st November 2022, 15th November 2022, 29th November 2022 and 24th January 2023 be approved as a correct record and signed by the Chairman.

77 **QUESTION TIME**

INFORMATION: There were four statements made about the following applications. The statements were made immediately prior to the Committee's consideration of each application.

Application No. 21/03214/REM - Land Opposite Sandiacres, Long Green, Cressing
Application No. 22/01469/REM - Towerlands, Panfield Road, Braintree
Application No. 22/02522/FUL - Land adjacent to Weavers Park, Courtauld Road, Braintree

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

78 **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.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*21/03214/REM (APPROVED)	Cressing	Persimmon Homes Essex	Application for the approval of reserved matters (in respect of layout, scale, appearance, and landscaping) pursuant to outline planning permission 18/00549/OUT granted 14.12.2020 (Allowed on appeal) for 250 dwellings, open space and associated ancillary works, land opposite Sandiacres, Long Green.
<p>The Committee approved this application, subject to the amendment of Condition Nos. 9 and 10 as follows:-</p> <p><u>Amended Conditions</u></p> <p>9. Prior to occupation of the development hereby permitted, a report shall be submitted to and approved in writing by the Local Planning Authority to confirm the internal and external noise levels for each property as listed on Appendix 4 of the Noise Mitigation Report [Ref. 2060330-RSK-RP-001(05)] post construction. The report must demonstrate compliance with the relevant British Standards, including BS4142:2014 and BS8233. The report should include any remedial measures if appropriate. The development shall be implemented in accordance with the approved details prior to the occupation of each of the relevant residential units and retained as such thereafter.</p> <p>10. Prior to occupation of the development hereby permitted, operational details of installed mechanical ventilation/comfort cooling systems, including resultant internal noise levels when operational, as listed on Appendix 4 of the Noise Mitigation Report [Ref. 2060330-RSK-RP-001(05)], shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to beneficial occupation of any of the relevant units and retained as such thereafter.</p>			

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*22/01469/REM (APPROVED)	Braintree	Dandara Eastern	Application for Approval of Reserved Matters (in respect of Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 19/00786/OUT granted 09.04.2021 for: Erection of 162 no. one, two, three, four and five bedroom houses, bungalows and apartments plus associated parking and landscaping, together with the second section of the spine road from the Deanery Hill Entrance, Towerlands, Panfield Road.

The Committee approved this application, subject to the deletion of Condition No. 7 (a Unilateral Undertaking is to be entered into instead) and to the amendment of the Approved Plans as follows:-

Deleted Condition

7. All shared (non-adoptable) driveways which Braintree District Council Refuse Collection Vehicles will be required to drive on in order to ensure that waste operatives do not exceed the 20 metre bin drag distance (as set out on the approved Refuse Layout Drawing) shall be built and maintained to an adoptable standard capable of accommodating the required refuse vehicles. Prior to the first occupation of any dwellings accessed by such shared (unadoptable) driveways written indemnity shall be submitted to and approved in written by the Local Planning Authority and shall be accompanied by a detailed plan showing the sections of highway to which the indemnity relates.

Amended Approved Plans

Delete Drawing No:- House (Type) Clarleston CSc, Plans and Elevations DN001-PH2-CSc-03 rev. A

Amend Drawing No: Electric Vehicle Charging Strategy updated to 31st January 2023.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*22/03314/FUL (APPROVED)	Hatfield Peverel	Mr Kampandila Kaluba National Highways	Change of use to ecological mitigation area 9 (linked to the A12 widening scheme) including the creation of 3 ponds, creation of 12 bunds and a wider area of land re-grading from on-site excavated material, perimeter fencing and associated landscaping, land South East of Hatfield Road.
<p>The Committee approved this application, subject to the amendment of the Approved Plans as follows:-</p> <p><u>Amended Approved Plans</u></p> <p>Delete Drawing No. HE551497 JAC ELS 5_SCHME DR L 0315 rev P02 (Proposed Site Plan)</p> <p>Add Drawing No. HE551497 JAC ELS 5_SCHME DR L 0315 rev P04 (Proposed Site Plan)</p>			

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*22/03316/FUL (APPROVED)	Kelvedon	Mr Kampandila Kaluba National Highways	Change of use to ecological mitigation area 16 (linked to the A12 widening scheme) including the creation of 3 ponds, creation of 2 bunds and the raising of ground level from on-site excavated material, perimeter fencing and associated landscaping, land South of Cranes Lane.
<p>The Committee approved this application, subject to the Planning Development Manager being authorised to amend Condition No. 7 (archaeological investigation) if the applicant is able to satisfy the wording of the Condition before the Decision Notice is issued.</p>			

79 **PLANNING APPLICATION REFUSED**

DECISION: That the undermentioned planning application be refused for the reasons contained in the Planning Development Manager's report, as amended below. 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>
*22/02522/FUL (REFUSED)	Braintree	Weavers Park Limited	Erection of 29no. flats with associated access, parking, and amenity area, land adjacent to Weavers Park, Courtauld Road.
<p>The Committee refused this application, subject to the amendment of Reason No. 1 as follows:-</p> <p><u>Amended Reason</u></p> <p>1. The proposals would result in a moderate level of less than substantial harm to the significance of the Grade II Listed John Ray House and a low level of less than substantial harm to the Braintree Town Centre Conservation Area and would also result in harm to the non-designated Tabor House. Whilst the level of harm in this case would be less than substantial harm, taking into account the cumulative impact upon the designated and non-designated heritage assets, the benefits of the proposal do not outweigh the harm to the identified assets. The proposal is therefore contrary to Policies SP7, LPP23, LPP47, LPP52, LPP53 and LPP57 of the Braintree District Local Plan 2013-2033 and the National Planning Policy Framework.</p>			

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 9.34pm.

Councillor Mrs W Scattergood
(Chairman)