

Minutes

Planning Committee

8th November 2016



Present

Councillors	Present	Councillors	Present
K Bowers	Yes	J O'Reilly-Cicconi (Vice-Chairman)	Yes
Mrs L Bowers-Flint	Yes	Mrs I Parker	Yes
P Horner	Yes	Mrs W Scattergood (Chairman)	Yes
H Johnson	Yes	P Schwier	Yes
S Kirby	Apologies	Mrs G Spray	Yes
D Mann	Yes	Vacancy	
Lady Newton	Yes		

87 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

Councillor Mrs L Bowers-Flint declared a non-pecuniary interest in Application No. 15/01458/OUT - land North of Rayne Road, Braintree as the Deputy Cabinet Member for Planning and Housing with responsibility for affordable housing and as Mrs Sarah Cocks, who was speaking at the meeting during Question Time, was known to her as an employee of Braintree District Council and former Clerk to the Braintree Museum Trust.

Councillor Lady Newton declared a non-pecuniary interest in Application No. 15/01458/OUT - land North of Rayne Road, Braintree as the Cabinet Member for Planning and Housing with responsibility for affordable housing.

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

88 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 25th October 2016 be approved as a correct record and signed by the Chairman.

89 **QUESTION TIME**

INFORMATION: There were two 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.

90 **PLANNING APPLICATION APPROVED**

Planning Application No. 16/01571/ADV - Filling Station, Hatfield Road, Witham was determined en bloc.

DECISION: That the undermentioned planning application 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. 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>
*16/01571/ADV (APPROVED)	Witham	Food Programme Delivery Orchid Group	Installation of 20 illuminated and non-illuminated signs, Filling Station, Hatfield Road.

91 **SECTION 106 AGREEMENT**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*15/01458/OUT (APPROVED)	Braintree	Manor Oak Homes	Outline planning application (with all matters other than means of access reserved) for residential development of up to 136 dwellings with associated landscaping, open space and vehicular access from Rayne Road, land North of Rayne 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 - 70:30 affordable rent/shared ownership tenure mix.*

- *Off-site Open Space Financial Contribution* - In accordance with the Council's Open Space Supplementary Planning Document and the prevailing scale of charges in effect at the time of the commencement of the development.
- *Allotments* - In accordance with the Council's Open Space Supplementary Planning Document and the prevailing scale of charges in effect at the time of the commencement of the development.
- *On-site Open Space within the Development* - The delivery, management and maintenance of open space and play areas within the development to be in accordance with a specification and schedule to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.
- *Primary Education* - Financial contribution of £370,637 index linked to April 2015, to be paid prior to the first occupation of any unit within the development.
- *Primary Health Care* - Financial contribution of £51,405 index linked to April 2016, to be allocated to Mount Chambers Surgery, Braintree.

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 the amendment of the Section 106 Agreement Heads of Terms, an additional Condition and two additional paragraphs to the Information to Applicant as follows:-

Amended Head of Terms

Primary Health Care - Financial contribution of £51,405 index linked to April 2016, to be allocated to Mount Chambers Surgery, Braintree.

Additional Condition

32. The development shall not be occupied unless and until Residential Travel Information Packs promoting sustainable transport have been provided for future occupiers, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The Residential Travel Information Packs shall include a minimum of six one day travel vouchers with relevant local public transport operators.

Additional Information to Applicant

5. The applicant is advised that the landscaping scheme to be submitted as part of the Reserved Matters application should include tree planting in the area around the two attenuation basins in the South-Western part of the site.
6. During the construction of the development, the applicant is encouraged to ensure that each of the new dwellings is provided with a fibre broadband connection for the benefit of future occupiers.

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 8.03pm.

Councillor Mrs W Scattergood
(Chairman)

APPENDIX
PLANNING COMMITTEE
8TH NOVEMBER 2016
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application No. 15/01458/OUT – Land North of Rayne Road, Braintree
 - (i) Statement by Mrs Sarah Cocks, Parish Council Clerk, for Rayne Parish Council, 10 Station Road, Rayne (Objector)
 - (ii) Mr Geoff Armstrong, Armstrong Rigg Planning, The Exchange, Colworth Science Park, Sharnbrook, Bedford, Bedfordshire, MK44 1LQ (Agent)