

# Minutes

## Planning Committee 3rd May 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	Yes	Mrs S Wilson	Yes
A Munday	Yes	J Wrench	Yes
Mrs I Parker	Yes		

Councillor Mrs J Pell attended part of the meeting in her capacity as an elected Member of Halstead Town Council. Councillor Mrs Pell read a written statement during Question Time on behalf of the Town Council against Application No. 21/00493/OUT - Land adjacent to Conies Farm, Oak Road, Halstead.

### 1 **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. 21/00493/OUT - Land adjacent to Conies Farm, Oak Road, Halstead as Councillor Mrs J Pell, who was speaking at the meeting during Question Time on behalf of Halstead Town Council, was an Elected Member of Braintree District Council and she was known to them.

Councillor Mrs I Parker declared a non-pecuniary interest in Application No. 21/01962/OUT - 72 Little Yeldham Road, Little Yeldham as she had submitted an objection to the application. Councillor Mrs Parker left the meeting when the application was considered and determined.

Councillor F Ricci declared a non-pecuniary interest in Application No. 22/00305/HH - 2 Coniston Close, Great Notley as a Member and Vice-Chairman of Great Notley Parish Council. Councillor Ricci stated that when Great Notley Parish Council had considered the application he had left its meeting.

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.

## 2 **MINUTES**

**DECISION:** That the Minutes of the meeting of the Planning Committee held on 19th April 2022 be approved as a correct record and signed by the Chairman.

## 3 **QUESTION TIME**

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

Application No. 21/00493/OUT - Land adjacent to Conies Farm, Oak Road, Halstead  
Application No. 21/01962/OUT - 72 Little Yeldham Road, Little Yeldham

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

## 4 **PLANNING APPLICATION APPROVED**

**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 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>
*22/00305/HH (APPROVED)	Great Notley	Mr Chris Shipham	Proposed extension of front dormer, erection of front porch and single storey rear extension, 2 Coniston Close.

## 5 **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>
*20/02091/VAR (APPROVED)	Cressing	The Williams Group	Variation of Condition 35 (Galleys Corner Roundabout Improvements) & Condition 36 (Fowlers Farm Roundabout Improvements) of permission 13/01476/FUL granted 29/09/2017 for

erection of DIY retail warehouse with associated access, car parking and landscaping and improvement works to the A120/B1018, land off Millennium Way.

**DECISION:** That, subject to the applicant entering into a suitable Deed of Variation to the legal agreement made under Section 106 of the Town and County Planning Act 1990 (as amended) relating to planning permission 13/01476/FUL, 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, as amended below. 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.

The Committee approved this application, subject to the amendment of Condition Nos. 34 and 35 and an additional Condition as follows:-

Amended Conditions

34. (Condition previously numbered No. 35 - Galley's Corner Roundabout Improvement Scheme)
- A. Works of development to Galley's Corner roundabout (A120/B1018) under this planning permission shall not take place unless and until details of the Galley's Corner Roundabout Improvement Scheme have been submitted to and approved in writing by the Local Planning Authority (in consultation with National Highways). The Galley's Corner Roundabout Improvement Scheme shall generally conform to Drawing No. C4-10051-014 Rev D dated Sept 2012 and shall include, but not be limited to, details of CCTV provision and appropriate traffic control systems. The Galley's Corner Roundabout Improvement Scheme shall also include drawings and documents showing:
- i. How the improvement interfaces with the existing highway alignment and carriageway markings including lane destinations;
  - ii. Full construction details relating to the highway's improvement. This should include any modification to existing structures or proposed structures, with supporting analysis;
  - iii. Full signing and lighting details where applicable;
  - iv. Confirmation of full compliance with Departmental Standards (DMRB) and Policies (or approved relaxations/departure from standards);

- v. Evidence that the scheme is fully deliverable within land in the control of either the Highway Authority or the applicant;
  - vi. An independent Stage 2 Road Safety Audit (taking account of any Stage 1 Road Safety Audit recommendations) carried out in accordance with Departmental Standards (DMRB).
- B. Development of the Galley's Corner roundabout (A120/B1018) under this planning permission shall only take place in accordance with the Galley's Corner Roundabout Improvement Scheme approved by the Local Planning Authority pursuant to 'A' above.
- C. The DIY retail warehouse shall not be opened for trade unless and until the Galley's Corner Roundabout Improvement Scheme has been delivered and is fully operational.
35. (Condition previously numbered No. 36 – Fowlers Farm Roundabout Improvement Scheme)

The DIY retail warehouse shall not be opened for trade unless and until:

- A. Details of the improvement works to the Fowlers Farm roundabout (B1018/Millennium Way) ('the Fowlers Farm Roundabout Improvement Scheme') have been submitted to and agreed in writing by the Local Planning Authority. The Fowlers Farm Roundabout Improvement Scheme shall generally conform to Drawing No. 10051-B3-015-A dated May 15 and shall include, but not be limited to, details of traffic signals on the circulatory carriageway of the Fowlers Farm roundabout and on the B1018 south bound approach to the Fowlers Farm roundabout, together with CCTV provision and appropriate traffic control systems; and
- B. The Fowlers Farm Roundabout Improvement Scheme has been delivered and is fully operational.

#### Additional Condition

38. (Electric Vehicle Charging Strategy)

Construction of the car parking area identified on site plan 0310 K shall not commence unless and until an Electric Vehicle Charging Strategy for the site has been submitted to and approved in writing by the Local Planning Authority. The car parking area shall only be constructed in accordance with the approved Electric Vehicle Charging Strategy details and shall be fully completed, including the installation of all electric vehicle charging points, prior to the DIY retail warehouse being open for trade. The car parking area and electric vehicle charging points shall thereafter be retained as approved.

## 6 **PLANNING APPLICATIONS REFUSED**

**DECISION:** That the undermentioned planning applications be refused for the 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>
*21/00493/OUT (REFUSED)	Halstead	Mr Mark Reeves	Outline planning permission with all matters reserved for 39 dwellings, land adjacent to Conies Farm, Oak Road.

Councillor Mrs J Pell attended the meeting and spoke against this application on behalf of Halstead Town Council prior to the Committee's consideration of the application.

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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>
*21/01962/OUT (REFUSED)	Little Yeldham	Mr S Jennings c/o Laneton Design	Outline planning application with all matters reserved for the demolition of a shop and construction of 2 no. dwellings, 72 Little Yeldham Road.

The Committee refused this application, subject to an additional reason for Refusal as follows:-

### **Additional Reason for Refusal**

2. Insufficient information has been provided to demonstrate that the proposal would be acceptable in terms of highway safety, efficiency and accessibility. The proposal is contrary to Policy RLP90 of the Adopted Local Plan which promotes safe and secure design and layout, Policy LPP55 of the Section 2 Plan which seeks to ensure highway safety, and Policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

Councillor Mrs M Pearce attended the meeting and spoke against this application on behalf of Little Yeldham, Tilbury-Juxta-Clare and Ovington Parish Council prior to the Committee's consideration of the application.

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 8.23pm.

Councillor Mrs W Scattergood  
(Chairman)