

Minutes

Planning Committee

4th June 2013

Present



Councillors	Present	Councillors	Present
J E Abbott	Apologies	S C Kirby	Yes
P R Barlow	Yes	D Mann	Yes
E Bishop	Yes	Lady Newton	Yes
R J Bolton	Apologies	J O'Reilly-Cicconi	Apologies
L B Bowers-Flint	Yes	R Ramage	Yes
C A Cadman	Yes	L Shepherd	Yes
T J W Foster (Chairman)	Yes	G A Spray	Apologies
P Horner	Yes		

Councillors Beavis, Johnson and Scattergood were also in attendance (until 8.22pm).

10 DECLARATIONS OF INTEREST

The following interests were declared:-

Councillor J C Beavis declared a non-pecuniary interest in Application No. 13/00416/FUL – Premdor Crosby Ltd, Station Road, Sible Hedingham as a Member of Sible Hedingham Parish Council. Councillor Beavis stated that she had asked to speak at this meeting in her capacity as District Ward Councillor.

Councillor W D Scattergood declared a non-pecuniary interest in Application No. 13/00416/FUL – Premdor Crosby Ltd, Station Road, Sible Hedingham as a number of objectors to the application were known to her in her capacity as District Ward Councillor.

In accordance with the Code of Conduct, Councillors remained in the meeting and spoke when the application was considered.

11 MINUTES

DECISION: That the Minutes of the meeting of the Planning Committee held on 21st May 2013 be approved as a correct record and signed by the Chairman.

12 QUESTION TIME

INFORMATION: There was one statement made. Details of the person who spoke at the meeting are contained in the Appendix to these Minutes.

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

13 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 contained in the 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>
*13/00365/FUL (APPROVED)	Witham	Marstons Inns and Taverns	Application for removal of condition no. 7 of planning approval 12/01245/FUL relating to car parking spaces, land off Hatfield Road.

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

Information to Applicant

This permission is a variation of Condition No. 7 of planning approval 12/01245/FUL only and all other Conditions remain valid and need to be complied with.

14 SECTION 106 AGREEMENT

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*13/00416/FUL (APPROVED)	Sible Hedingham	Bloor Homes Eastern	Redevelopment of former Premdor Factory Site; demolition of existing factory buildings and associated outbuildings; construction of a new residential development consisting of 193 no. dwellings; provision of open space; creation of a new vehicular junction via Swan Street and emergency access via Station Road and provision of access

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, 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 by the statutory date for the determination of the application, the Development Manager be authorised to refuse planning permission. Details of this planning application are contained in the Register of Planning Applications.

Heads of Terms

- An education contribution of £723,750.00 (£184,204.00 towards early years and childcare and £539,546.00 towards primary education).
- A contribution of £40,400.44 towards the acquisition of land and setting out of and maintenance of that land for the use as allotments in the Parish of Sible Hedingham.
- An outdoor sports contribution of £154,487.95 towards the provision and maintenance of space and facilities for sports within a radius of 6km of the site, including but not limited to, the provision of sports facilities at Hedingham School.
- The provision of 58 dwellings for affordable housing to be provided in phases throughout the development.
- The provision of a zebra crossing on the A1017 Swan Street to the south of its junction with Bewick Court, together with full resurfacing of the carriageway on the approaches to provide a suitable high friction surface.
- The provision of a crossing point to include dropped kerbs and tactile paving on the A1017 Swan Street to the north of its junction with Bewick Court.
- The provision of bus infrastructure to include bus stop poles and flags with real time passenger information to the existing pair of bus stops on the A1017 Swan Street in the vicinity of its junction with Bewick Court.
- The provision of a zebra crossing on Station Road to the north east of the proposed emergency access to the application site.
- A contribution of £47,000.00 towards the carrying out of a bus trial by Essex County Council for at least one year.

- A contribution of £43,200.00 towards the provision of healthcare projects to serve the needs of the development.
- A strategy for the design, approval and provision of street furniture, public art and character features within the development (up to a figure which is yet to be agreed) to be approved by the Council and consulted with the Parish Council.
- The provision of a plan setting out details of the phasing of the construction of the development and how the phasing will be managed.
- A contribution of £20,000.00 for works to the Bank building.
- The provision and laying out of the 'pocket park', river walk and play area (of a value of £152,576.46) within three years of the first occupation and transfer of land to the Parish Council in the first instance, together with maintenance contributions.
- The provision and laying out of the watercourse within three years of the first occupation of any dwelling.
- The provision of a footpath/cycleway to link with the existing pedestrian network.
- The provision of a work hub building, built to an agreed specification, and the laying out of the health land prior to the occupation of the 80th market dwelling, or within four years of the first occupation of any dwelling.

Councillors Joanne Beavis and Wendy Scattergood, District Councillors for Hedingham and Maplestead Ward, attended the meeting and spoke on this application.

Councillor Rob Worley, representing Castle Hedingham Parish Council, attended the meeting and spoke on this application.

Councillor Gill Massey (Chairman), Councillor John Skittrall (Vice-Chairman) and Councillor Lynda Waller representing Sible Hedingham Parish Council attended the meeting and spoke on this application.

The Committee approved this application, subject to the amendment of Condition No. 47 as follows:-

Amended Condition

- 47 All new dwellings shall achieve a minimum Code Level 3 in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such equivalent national measure of sustainability for house design that replaces that scheme) unless otherwise agreed in writing with the Local Planning Authority. Within six months of the occupation of any dwelling a Final Code Certificate shall have been issued for it certifying that the relevant Code has been achieved and a

copy of the Certificate shall have been submitted to the Local Planning Authority.

Planning Committee Meeting - 18th June 2013

At the close of the meeting, the Chairman announced that the next meeting of the Planning Committee which was scheduled for 18th June 2013 had been cancelled as there was insufficient business to transact.

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 8.30pm.

T J W FOSTER

(Chairman)

APPENDIX
PLANNING COMMITTEE
4th JUNE 2013
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statement Relating to Application No. 13/00416/FUL – Premdor Crosby Ltd, Station Road, Sible Hedingham

Statement by Mr Ray Ricks, Boyer Planning, 15 De Grey Square,
Colchester (Planning Consultant/Agent)