

Minutes

Planning Committee 28th March 2023



Present

Councillors	Present	Councillors	Present
J Abbott	Yes	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	Apologies	J Wrench	Yes
Mrs I Parker	Yes		

86 DECLARATIONS OF INTEREST

INFORMATION: There were no interests declared.

87 MINUTES

DECISION: That the Minutes of the meetings of the Planning Committee held on 14th February 2023 and 7th March 2023 be approved as a correct record and signed by the Chairman.

88 QUESTION TIME

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

Application No. 22/03046/FUL - Toppesfield Hall, Great Yeldham Road, Toppesfield
Application No. 23/00247/FUL - Land North of Prested Hall, South of the A12, Feering

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

89 **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>
*22/03046/FUL (APPROVED)	Toppesfield	Mr D Osbourne, Lifestiles Ltd	Retention of change of use of 2 No. agricultural buildings to storage (B8) and 2 No. portacabins to be used as offices, Toppesfield Hall, Great Yeldham Road.
<p>The Committee approved this application, subject to the amendment of Condition No. 2; the addition of a new Condition No. 3; the renumbering of Condition No. 3 to No. 4 and its amendment; the renumbering of Condition No. 4 to No. 5 and its amendment; the addition of a new Condition (No. 6); and the amendment of the Approved Plans as follows:-</p> <p><u>Amended Conditions</u></p> <p>2. The buildings (excluding the portacabins) and the external storage areas indicated on Drawing No. 100_04 REV RC shall only be used for the storage of building materials in association with the approved B8 use and for no other purpose.</p> <p>(New Condition No. 4 as amended – previously Condition No. 3)</p> <p>4. External storage of materials shall be limited only to areas as indicated on Drawing No. 100_04 REV RC and shall not exceed 2 metres in height above ground level.</p> <p>(New Condition No. 5 as amended – previously Condition No. 4)</p> <p>5. The parking layout shown on Drawing No. 100_04 REV RC is not approved. Within 3 months of the date of this permission, a revised parking plan showing each vehicular parking space with a minimum dimension of 2.9 metres x 5.5 metres shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the parking area shall be retained as approved.</p> <p><u>Additional Conditions</u></p> <p>3. The portacabin structures stationed on the site for the purposes hereby permitted shall be permanently removed from the site within two years of the date of this</p>			

decision.

6. The landscaping as shown on drawing No. 100_04 REV RC shall be permanently retained as such. Any trees or plants which die, are removed, or become seriously damaged, or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Amended Approved Plans

Delete: Location/Block Plan 100_04 Rev RA

Add: Location/Block Plan 100_04 Rev RC

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*22/03229/FUL (APPROVED)	Witham	Mr Foyle Essex Property and Investments Ltd	Demolition of existing warehouse and erection of new warehouse, 9 Stepfield.

The Committee approved this application, subject to two additional Conditions as follows:-

Additional Conditions

6. Prior to the occupation of the development, the number, location and design of the secure cycle parking to be provided for employees and visitors shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the approved details prior to the first occupation of each respective unit of the development and shall thereafter be permanently retained as such.
7. Prior to the installation of any external lighting at the site, a lighting design scheme to protect amenity, the night-time landscape and biodiversity shall be submitted to and approved by the Local Planning Authority.

The scheme shall identify those features on, or immediately adjoining the site, that are particularly sensitive for bats including those areas where lighting could 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 of the development that are 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 approved

scheme and retained thereafter in accordance with the scheme.

Under no circumstances should any other external lighting be installed on the site.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*23/00247/FUL (APPROVED)	Feering	Mr Kampandila Kaluba National Highways	Change of use to Ecological Mitigation Area 17 (linked to the A12 widening scheme) including the creation of 3 ponds, creation of 8 bunds and the raising of ground level from on-site excavated material, perimeter fencing and associated landscaping, land North of Prested Hall, South of the A12.
<p>The Committee approved this application, subject to the amendment of Condition No. 6 as follows:-</p> <p><u>Amended Condition</u></p> <p>6. (A) No development shall take place until the completion of the programme of archaeological investigation identified in the WSI submitted with the application.</p> <p>(B) The applicant will submit a final archaeological report, or (if appropriate) a Post Excavation Assessment report and an Updated Project Design for approval by the Local Planning Authority. This shall be done within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance in writing by the Local Planning Authority. This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.</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 8.15pm.

Councillor Mrs W Scattergood
(Chairman)