

Minutes

Planning Committee

10th April 2018



Present

Councillors	Present	Councillors	Present
K Bowers	Yes	Mrs I Parker	Yes
Mrs L Bowers-Flint	Yes	R Ramage	Yes
T Cunningham	Yes	F Ricci	Yes
P Horner	Yes	Mrs W Scattergood (Chairman)	Yes
H Johnson	Apologies	P Schwier	Yes
D Mann	Yes	Mrs G Spray	Yes
Lady Newton	Yes		

Councillor R van Dulken was also in attendance.

127 **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. 17/01960/OUT - Woodpecker Court, Poole Street, Great Yeldham as Councillor Philip Rawlinson who was speaking on behalf of Great Yeldham Parish Council during Question Time was an Executive Member of Braintree Conservative Association and he was known to some of them.

Councillor K Bowers declared a non-pecuniary interest in Application Nos. 17/01575/FUL and 17/01576/FUL - Gosfield Airfield, Hedingham Road, Gosfield as Mrs Isla Gill, who was speaking at the meeting during Question Time, was known to him through his role as Deputy Cabinet Member for Economic Development. Councillor Bowers stated that he had not discussed the applications with Mrs Gill.

Councillor T Cunningham declared a non-pecuniary interest in Application Nos. 17/01575/FUL and 17/01576/FUL - Gosfield Airfield, Hedingham Road, Gosfield as Mrs Isla Gill, who was speaking at the meeting during Question Time, was known to him through his role as Cabinet Member for Economic Development. Councillor Cunningham stated that he had not discussed the applications with Mrs Gill.

Councillor F Ricci declared a non-pecuniary interest in Application Nos. 17/01575/FUL and 17/01576/FUL - Gosfield Airfield, Hedingham Road, Gosfield as the applicant was known to him. Councillor Ricci stated that he had not discussed the applications with the applicant.

In accordance with the Code of Conduct, Councillors remained in the meeting and took part in the discussion when the applications were considered.

128 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 13th March 2018 be approved as a correct record and signed by the Chairman.

129 **QUESTION TIME**

INFORMATION: There were eight 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.

130 **PLANNING APPLICATION WITHDRAWN**

INFORMATION: The Committee was advised that the undermentioned planning application had been withdrawn by the applicant. 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>
*17/01469/FUL (WITHDRAWN)	Feering	Mr Keith Heron	Erection of single storey extension, 11 Barnfield.

131 **PLANNING APPLICATIONS APPROVED**

Planning Application No. 18/00053/FUL - Inver, 31 New Road, Rayne was determined en bloc.

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 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>
*17/01575/FUL (APPROVED)	Gosfield	Ripper Farms Ltd	Proposed lagoon to contain digestate (lagoon 3), Gosfield Airfield, Hedingham Road.

The Committee approved this application, subject to the spelling of the first reference to 'anaerobic' in Condition No. 3 being corrected as follows:-

Amended Condition

- 3 The lagoon hereby approved shall only be used for the storage of digestate produced by an Anaerobic Digestion plant.

Prior to the first use of the lagoons, details of the proposed sources of digestate, including a certification of digestate, shall be submitted to and approved in writing by the Local Planning Authority. When a new source of digestate is proposed, details of this source, including a certification of digestate shall be submitted to and approved in writing by the Local Planning Authority. Material which is proposed to be stored in the lagoons which falls under the definition of 'waste' according to the Environment Agency's Guidance 'Anaerobic digestate: End of waste criteria for the production and use of quality outputs from anaerobic digestion of source-segregated biodegradable waste', or any guidance which supersedes it, is not material that can be stored in this lagoon.

Councillor Bob Waters, representing Gosfield Parish Council, attended the meeting and spoke against this application.

Mr Colin Batchelor, Braintree District Council Environmental Health Manager Housing and Pollution, attended the meeting to answer questions raised by Members of the Planning Committee about this application.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/01576/FUL (APPROVED)	Gosfield	Ripper Farms Ltd	Proposed lagoon to contain digestate (lagoon 2), Gosfield Airfield, Hedingham Road.

The Committee approved this application, subject to the spelling of the first reference to 'anaerobic' in Condition No. 3 being corrected as follows:-

Amended Condition

- 3 The lagoon hereby approved shall only be used for the storage of digestate produced by an Anaerobic Digestion plant.

Prior to the first use of the lagoons, details of the proposed sources of digestate, including a certification of digestate, shall be submitted to and approved in writing by the Local Planning Authority. When a new source of digestate is proposed, details of this source, including a certification of digestate shall be submitted to and approved in writing by the Local Planning Authority. Material which is proposed to be stored in the lagoons which falls under the definition of 'waste' according to the Environment Agency's Guidance 'Anaerobic digestate: End of waste criteria for the production and

use of quality outputs from anaerobic digestion of source-segregated biodegradable waste', or any guidance which supersedes it, is not material that can be stored in this lagoon.

Councillor Bob Waters, representing Gosfield Parish Council, attended the meeting and spoke against this application.

Mr Colin Batchelor, Braintree District Council Environmental Health Manager Housing and Pollution, attended the meeting to answer questions raised by Members of the Planning Committee about this application.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*18/00053/FUL (APPROVED)	Rayne	Mr Russell Gibbs	Loft conversion to create a 2 storey chalet bungalow, with alterations to the existing roof layout and the installation of dormer windows, Inver, 31 New Road.

The Committee approved this application, subject to the list of Approved Plan references being amended as follows:-

Amended Approved Plans

APPROVED PLANS

Location Plan

Proposed Block Plan

Proposed Ground Floor Plan - Plan Ref: C

Proposed West and East Elevations - Plan Ref: C

Proposed North and South Elevations - Plan Ref: C

132 **PLANNING APPLICATIONS REFUSED**

Planning Application No. 18/00039/LBC - Lower Hyde Cottage, Hyde Lane, Great Saling was determined en bloc.

DECISION: That the undermentioned planning applications be refused for the reasons contained in the Development Manager's report. 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>
*17/01960/OUT (REFUSED)	Great Yeldham	Arboretum Partners	Outline planning permission is sought with all matters reserved - Demolition of existing buildings and a

residential development of up to 26 dwellings, including 40% affordable housing, accesses, associated infrastructure and open space, Woodpecker Court, Poole Street.

Councillor Philip Rawlinson, representing Great Yeldham Parish Council, attended the meeting and spoke against this application.

Councillor Richard van Dulken, Braintree District Ward Councillor for Yeldham, attended the meeting and spoke against this application.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*18/00039/LBC (REFUSED)	Great Saling	Mr Andrew Williams	To affix a satellite dish to the rear, north facing elevation of the extension (built circa 1985), Lower Hyde Cottage, Hyde Lane.

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 8.50pm.

Councillor Mrs W Scattergood
(Chairman)

APPENDIX

PLANNING COMMITTEE

10TH APRIL 2018

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application Nos. 17/01575/FUL and 17/01576/FUL - Gosfield Airfield, Hedingham Road, Gosfield
 - (i) Statement by Mrs Trina Wicks, Brambles, Hedingham Road, Gosfield (Objector)
 - (ii) Statement by Mr Ben Elvin, (for Country House Weddings, Gosfield Hall, Hall Drive, Gosfield), 122 Constable Road, Ipswich IP4 2XA (Objector)
 - (iii) Statement by Councillor Bob Waters, for Gosfield Parish Council, c/o Mrs J Beavis, Clerk to Gosfield Parish Council, Easter Cottage, Park Hall Road, Gosfield (Objector)
 - (iv) Statement by Mrs Isla Gill, Ripper Farms Ltd, Unit 4-7 The Old Airfield, Gosfield (for Applicant). (Mrs Gill stated that she was a Member of Gosfield Parish Council, but that she had not participated in the Parish Council's debate, or vote on these applications).
 - (v) Statement by Mr Oliver Jones, Plandescil Ltd, 42-44 Connaught Road, Attleborough, Norfolk NR17 2BW (Agent)
- 2 Statements Relating to Application No. 17/01960/OUT - Woodpecker Court, Poole Street, Great Yeldham
 - (i) Statement by Councillor Philip Rawlinson, for Great Yeldham Parish Council, c/o Mrs Tracy Wigmore, Clerk to Great Yeldham Parish Council, Parish Office, Reading Room, High Street, Great Yeldham (Objector)
 - (ii) Statement by Councillor Richard van Dulken, Braintree District Councillor for Yeldham Ward, c/o Braintree District Council, Causeway House, Bocking End, Braintree (Objector)
 - (iii) Statement by Miss Kate Kerrigan, Boyer, 15 De Grey Square, De Grey Road, Colchester, CO4 5YQ (Agent)