

# Minutes

## Planning Committee

12th December 2017



### 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	Yes	P Schwier	Yes
D Mann	Yes	Mrs G Spray	Yes
Lady Newton	Yes		

Councillor M Banthorpe and Councillor J McKee were also in attendance (until 8.30pm).

### 90 **DECLARATIONS OF INTEREST**

**INFORMATION:** The following interests were declared:-

Councillor T Cunningham declared a substantive non-pecuniary interest in Application No. 15/01538/OUT – Brook Green, land North and South of Flitch Way, Pods Brook Road, Braintree as his parents, who were both Elected Members of Braintree District Council had submitted an objection to the application. Councillor Cunningham left the meeting when the application was considered and determined.

Councillor D Mann declared a non-pecuniary interest in Application No. 15/01538/OUT - Brook Green, land North and South of Flitch Way, Pods Brook Road, Braintree as a number of people who had submitted representations about the application were known to him. Councillor Mann stated that he had not discussed the application with them.

Councillor J McKee declared a non-pecuniary interest in Application No. 15/01538/OUT - Brook Green, land North and South of Flitch Way, Pods Brook Road, Braintree as he had met with the applicant to be informed about the proposed application when it was in its draft form.

Councillor R Ramage declared a non-pecuniary interest in Application No. 15/01538/OUT - Brook Green, land North and South of Flitch Way, Pods Brook Road, Braintree as he had met with the applicant when the application was in its draft form and he had attended a public meeting regarding the application at Rayne Village Hall. Councillor Ramage stated that he had not expressed a view about the application.

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.

91 **MINUTES**

**DECISION:** That the Minutes of the meeting of the Planning Committee held on 5th December 2017 be approved as a correct record and signed by the Chairman.

92 **QUESTION TIME**

**INFORMATION:** There were six 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.

93 **PLANNING APPLICATIONS APPROVED**

Planning Application Nos. 16/01022/FUL - The Onley Arms, The Street, Stisted; 17/01366/FUL - 7 Congregation House, Parsonage Street, Halstead; and 17/01367/LBC - 7 Congregation House, Parsonage Street, Halstead were 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.

<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*16/01022/FUL (APPROVED)	Stisted	Mr G Kent Brands Direct Barbados Ltd	Material variations to approved and implemented scheme: Erection of part two storey and part single storey extensions, alterations, renovations and landscaping, The Onley Arms, The Street.

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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>
*17/01097/FUL (APPROVED)	Gosfield	Mr Marc Blake	Change of use from domestic garage to Class

B2 (general industrial) use – small micro-brewery (up to 5 barrels), Coach House at Gosfield Cottage, The Street.

The Committee approved this application, subject to the description of the proposed development being amended and to an additional Condition as follows:-

Amended Proposed Development

Change of use from domestic garage to Class B2 (general industrial) use – small micro-brewery (up to 5 barrels)

Additional Condition

- 5 The building the subject of this permission shall only be used for the purposes of small scale micro-brewing, and for no other purpose within Class B2 of the Use Classes Order.

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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/01366/FUL (APPROVED)	Halstead	Mr and Mrs S Farrant	Installation of three roof lights, 7 Congregation House, Parsonage Street.

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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/01367/LBC (APPROVED)	Halstead	Mr and Mrs S Farrant	Installation of three roof lights, 7 Congregation House, Parsonage Street.

94 **PLANNING APPLICATION REFUSED**

**DECISION:** That the undermentioned planning application be refused for the 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>
*15/01538/OUT (REFUSED)	Braintree	Acorn Braintree Ltd	Outline planning application for development comprising up to 1600 residential dwellings (Class C3) on 32.75ha of land, a 800sqm local centre (Use Classes

A1/A2/D1/D2 - no more than 200sqm A1) on 0.29ha of land, a 2.2ha primary school site (Class D1), 0.65ha employment land (Class B1), 12.3ha of public open space, associated highway works with new access via Pods Brook Road and Rayne Road and demolition of nos. 27 and 29 Gilda Terrace, Rayne Road. All matters reserved save access, Brook Green, land North and South of Flitch Way, Pods Brook Road.

Councillor John McKee, Braintree District Ward Councillor for Braintree West, attended the meeting and spoke against this application. Councillor McKee stated that he was also speaking on behalf of Councillor M Banthorpe, Braintree District Ward Councillor for Rayne and Councillor G Butland, Essex County Councillor for Three Fields with Great Notley Division and Councillor Mrs W Schmitt, Essex County Councillor for Braintree Town Division.

The Chairman thanked Mr Neil Jones, Principal Planner, for his excellent report and clear presentation.

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).

At the close of the meeting the Chairman wished everyone a Merry Christmas and a Happy New Year.

The meeting closed at 8.54pm.

Councillor Mrs W Scattergood  
(Chairman)

## APPENDIX

### PLANNING COMMITTEE

12TH DECEMBER 2017

### PUBLIC QUESTION TIME

#### Details of Questions Asked / Statements Made During Public Question Time

1 Statements Relating to Application No. 15/01538/OUT - Brook Green, land North and South of Flich Way, Pods Brook Road, Braintree

- (i) Statement by Ms Emma Wood, for 'No Brook Green Action Group', Bowmans, The Street, Rayne (Objector)
- (ii) Statement by Mr James Maass, for 'No Brook Green Action Group', Haslers, The Street, Rayne (Objector)
- (iii) Statement by Councillor Mrs Ann Hooks, for Rayne Parish Council, c/o Mrs S Cocks, Clerk to Rayne Parish Council, 10 Station Road, Rayne (Objector)
- (iv) Statement by Councillor John McKee, Braintree District Councillor for Braintree West Ward, 36 London Road, Braintree (Objector)
- (v) Statement by Mr Duncan Powell, for Acorn Braintree Ltd, c/o Mr Pravin Patel PPML Consulting Ltd, Kinetic Centre, Theobald Street, Elstree, Herts, WD6 4PJ (for Applicant)

2 Statement Relating to Application No. 17/01097/FUL - Coach House at Gosfield Cottage, The Street, Gosfield

Statement by Mr Tony Strudwick, 17 Park Cottages, The Street, Gosfield (Objector)