

Minutes

Planning Committee 6th January 2026



Present

Councillors	Present	Councillors	Present
J Abbott	Apologies	A Hooks	Yes
J Beavis	Yes	A Munday	Yes
K Bowers	Yes	I Parker (Chairman)	Yes
L Bowers-Flint	Yes	F Ricci	Yes
T Diamond	Yes	P Schwier	Yes (from 7.24pm)
M Fincken	Yes	G Spray	Apologies
D Holland	Yes		

Substitute

Councillor G Prime attended the meeting as a substitute for Councillor G Spray.

49 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

On behalf of Members of the Committee, Councillor I Parker, the Chairman of the Planning Committee declared a joint non-registerable interest in Application No. 25/01097/FUL – 85 East Street, Braintree as the applicant's agent was an Elected Member of Braintree District Council, who was known to them.

Councillor I Parker declared a non-registerable interest in Application No. 25/01097/FUL – 85 East Street, Braintree as the applicant was known to her. Councillor Parker stated that she had not discussed the application with the applicant.

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

50 **MINUTES**

It was reported that the Minutes of the meetings of the Planning Committee held on 18th November 2025 and 9th December 2025 were not available for approval.

51 **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. 25/01487/FUL – Towerlands, Panfield Road, Braintree
 Application No. 25/02205/FUL – Land to rear of Boars Tye Residential Home, Boars Tye Road, Silver End

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

52 **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>
*25/01097/FUL (APPROVED)	Braintree	Mrs Felicia Ayo-Ajala	Proposed change of use from indoor sport and recreation class (e) to church hall class (f), 85 East Street.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*25/02356/FUL (APPROVED)	Braintree	Mr Boon, EPD Insulation Group Ltd	Change of use from B8 (Storage/Distribution) to combined B2 (Industrial) and B8 (Storage/Distribution), 6 Crittall Drive.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*25/02387/TPO (APPROVED)	Braintree	Braintree District Council	Notice of intent to carry out works to trees protected by Tree Preservation Order

			<p>TPO 04/1979 - G2 07EQ – Quercus robur - Reduce crown over roadway by up to 2-3 metres. 07ER – Unknown species - Remove stem from hedge. 07EK - Group - Mixed Species - Reduce hedge height to 2 metres. 07EL - Carpinus betulus: Sever ivy. Reduce canopy away from property by up to 2 metres. Report of vines. Remove vines from fence line, Open space at: Stilemans Wood.</p>
<p>The Committee approved this application, subject to typographical amendments to the description of the development to change the word ‘meters’ to ‘metres’.</p>			

53 **SECTION 106 AGREEMENT**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*25/01487/FUL (APPROVED)	Braintree	Dandara Eastern	Creation of five additional dwellings within the approved scheme for Phase 3, Towerlands, Panfield Road.

DECISION: That, subject to the applicant entering into a suitable legal agreement pursuant to Section 106 of the Town and County Planning Act 1990 (as amended) to cover the following Heads of Term:

- On-site affordable housing provision (2 units).
- Financial contributions towards highway improvements at Springwood Drive roundabout (£3,503) and towards public transport improvements (£9,313).
- Financial contribution towards education provision (Primary Education - £30,675 and Secondary Education - £28,127) and monitoring fees of £700 per obligation.
- A financial contribution of £3,800 towards health care provision.
- A financial contribution of £4,836.83 towards outdoor sport provision.
- A financial contribution of £4,695.83 towards indoor sport provision.
- A financial contribution of £1,000 index linked to April 2021 towards the provision of a community facility in the event that a contribution is payable.
- A financial contribution of £169.45 per dwelling index linked towards off-site visitor management measures for the Blackwater Estuary Special Protection

Area (SPA) and Ramsar site and the Essex Estuaries Special Area of Conservation (SAC).

the Planning Development Manager, or an authorised Officer, be authorised to grant planning permission in accordance with the approved plans and documents and the conditions and reasons set out in the Agenda report. 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.

54 **PLANNING APPLICATION REFUSED**

DECISION: That the undermentioned planning application be refused for the reasons contained in the Planning 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>
*25/02205/FUL (REFUSED)	Silver End	Mr James O Connor	Erection of 3 no. detached 1 no. bedroomed bungalows and associated landscaping, land to rear of Boars Tye Residential Home, Boars Tye Road.
<p>The Committee refused this application, subject to a typographical amendment to Reason No. 6 to replace ‘refuge’ by ‘refuse’. Reason No. 6, as amended, is set out below:-</p> <p><u>Amended Reason</u></p> <p>6. The application has not been accompanied by a refuse strategy, and it is not demonstrated that such a strategy can be reasonably implemented to an acceptable standard or be made acceptable by a planning condition or obligation. Insufficient information is therefore available to determine whether the application accords with Policy LPP52 of the Braintree District Local Plan which requires designs to incorporate details of waste storage and collection arrangements, including provision for recycling, within the site to ensure that the impact on amenity and character are considered and recycling is optimised.</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 I Parker
(Chairman)