

# Minutes

## Planning Committee 23rd January 2024



### Present

Councillors	Present	Councillors	Present
J Abbott	Yes	A Hooks	Yes (until 8.05pm)
J Beavis	Yes	A Munday	Yes
L Bowers-Flint	Yes	I Parker (Chairman)	Apologies
T Diamond	Yes	F Ricci	Yes
M Fincken	Yes	P Schwier	Yes
J Hayes	Apologies	G Spray	Yes
D Holland (Vice-Chairman in the Chair)	Yes		

### Substitutes

Councillor K Bowers attended the meeting as a substitute for Councillor J Hayes.  
Councillor G Prime attended the meeting as a substitute for Councillor I Parker.

### 53 **DECLARATIONS OF INTEREST**

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

Councillor A Hooks declared a non-pecuniary interest in Application No. 23/02722/OUT - Land South of Springfields, Braintree as she had commented on other applications relating to the site. In particular, Councillor Hooks stated that in association with Rayne Parish Council she had commented on the development of an adjoining area of land through which the current proposal required access. Councillor Hooks left the meeting when the application was considered and determined and she did not return to the meeting.

Councillor P Schwier declared a non-pecuniary interest in Application No. 22/02211/FUL - Halstead Hall, Braintree Road, Greenstead Green as an Elected Member of Essex County Council.

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

### 54 **MINUTES**

**DECISION:** That the Minutes of the meeting of the Planning Committee held on 19th December 2023 be approved as a correct record and signed by the Vice-Chairman in the Chair.

55 **QUESTION TIME**

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

Application No. 22/02211/FUL - Halstead Hall, Braintree Road, Greenstead Green  
Application No. 23/02722/OUT - Land South of Springfields, Braintree

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

**National Planning Policy Framework and Five Year Housing Land Supply**

Prior to the consideration of the applications on the Agenda, the Planning Development Manager reminded Members of the Planning Committee that the National Planning Policy Framework (NPPF) had been amended on 19th December 2023. The implications of the amended NPPF were summarised in the Agenda reports.

The revised NPPF included a specific amendment regarding the supply and delivery of land for housing. The amendment was set out at Paragraph 76 of the document. The amendment stated, that as part of its decision making process, a Local Planning Authority would no longer be required to identify and to update annually a supply of specific deliverable sites sufficient to provide a housing supply over a minimum five year period. However, this was subject to the Local Planning Authority's adopted Local Plan being less than five years old and to the adopted Plan having identified at least a five year supply of specific deliverable sites at the time that the examination of the Plan had concluded.

Transitional provisions relating to the amendment had been put in place which stipulated that compliant Local Planning Authorities, including Braintree District Council, could only implement the revised policy when determining applications submitted on or after the publication of the amended Framework. Existing applications would be determined in accordance with previous arrangements.

With regard to the applications which the Committee was due to consider, it was reported that Application No. 22/02211/FUL - Halstead Hall, Braintree Road, Greenstead Green and Application No. 23/02722/OUT - Land South of Springfields, Braintree had been submitted before the amendment to the NPPF took effect and they would be considered in accordance with previous arrangements. The amendment to the NPPF was not applicable to Application No. 23/01840/ADV – Land at Conrad Road, Witham. It was reported that the latest five year housing land supply position for 2023-2028 indicated that the Council had a housing supply of 5.8 years.

56 **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 and 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>
*23/01840/ADV (APPROVED)	Witham	Mr Daniel Kenyon, Motion Graphix Limited	Retention of 18 No. Flags on 5.4m flagpoles, 2 No. Stack Signs, 1 No. Leaderboard Sign, land at Conrad Road.
<p>The Committee approved this application, subject to the amendment of Condition No. 1 as follows:-</p> <p><u>Amended Condition</u></p> <p>1. The advertisements hereby permitted shall be displayed in accordance with the approved plans listed above.</p> <p>The display of the advertisements hereby granted shall cease on or before 31st December 2026, or when the last dwelling on the site is occupied, whichever is the earlier, upon which date all the advertisements and associated structures shall be removed.</p>			

## 57 PLANNING APPLICATIONS REFUSED

**DECISION:** That the undermentioned planning applications be refused for the reasons contained in the Planning 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>
*22/02211/FUL (REFUSED)	Greenstead Green	Mr R Catchpole	Extension and refurbishment of existing redundant building to form 37-bed dementia unit with associated car parking and landscaping, Halstead Hall, Braintree Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*23/02722/OUT (REFUSED)	Braintree	First Oak Partnership Ltd	Outline application with all matters reserved except access, for the erection of 74 affordable residential dwellings, land South of Springfields.

Councillor A Hooks declared a non-pecuniary interest in this application and she left the meeting when it was considered and determined.

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 8.46pm.

Councillor D Holland  
(Vice-Chairman in the Chair)