

Minutes

Planning Committee 26th October 2021



Present

Councillors	Present	Councillors	Present
J Abbott	Yes	Mrs I Parker	Yes
Mrs J Beavis	Yes	F Ricci	Yes
K Bowers	Yes	Mrs W Scattergood (Chairman)	Yes
P Horner	Yes	P Schwier	Yes
H Johnson	Yes	Mrs G Spray	Yes
D Mann	Yes	J Wrench	Apologies
A Munday	Yes		

Substitutes

Councillor A Hensman attended the meeting as a substitute for Councillor J Wrench.

Councillor R Wright, Braintree District Ward Councillor for Silver End and Cressing attended part of the meeting. Councillor Wright made a statement during Question Time against Application No. 20/02060/OUT – Phase 4, Land North East of Rectory Lane, Rivenhall.

65 **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. 20/02060/OUT - Phase 4, Land North East of Rectory Lane, Rivenhall as Councillor M Lager - Elected Member of Witham Town Council; Councillor R Playle - Elected Member of Essex County Council; and Councillor R Wright - Elected Member of Braintree District Council, who were speaking at the meeting during Question Time were known to some of them.

Councillor Mrs Scattergood declared a joint non-pecuniary interest also in Application No. 21/00249/REM – Land adjacent to Lodge Farm, Hatfield Road, Witham as Councillor M Lager - Elected Member of Witham Town Council; and Mr D Fletcher - Former employee of Braintree District Council, who were speaking at the meeting during Question Time were known to some of them.

Councillor J Abbott declared a non-pecuniary interest in Application No. 20/02060/OUT – Phase 4, Land North East of Rectory Lane, Rivenhall as Councillor R Wright, his fellow Elected Member for Braintree District Council’s Silver End and Crossing Ward, was speaking at the meeting during Question Time and other speakers and objectors were also known to him. Councillor Abbott stated also that he was a Member of Rivenhall Parish Council, which had submitted a representation about the application, but that he had not participated in the Parish Council’s consideration of the application. Councillor Abbott stated that, as the former Essex County Councillor for Witham Northern Division, he had submitted representations about the ‘bus gate’ proposal contained in the application. Councillor Abbott stated also that he had taken part in the consultation process for Section 2 of the Draft Braintree District Local Plan in respect of green buffers.

Councillor P Schwier declared a non-pecuniary interest in Application No. 20/02060/OUT - Phase 4, Land North East of Rectory Lane, Rivenhall 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.

66 **MINUTES**

DECISION: It was reported that the Minutes of the meetings of the Planning Committee held on 28th September 2021 and 12th October 2021 were not available for approval.

67 **QUESTION TIME**

INFORMATION: There were eight statements made about the following applications. Those people who had registered to participate during Question Time made their statements immediately prior to the Committee’s consideration of each application.

Application No. 20/02060/OUT - Phase 4, Land North East of Rectory Lane, Rivenhall

Application No. 21/00249/REM – Land adjacent to Lodge Farm, Hatfield Road, Witham

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

68 **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>
*21/00249/REM (APPROVED)	Witham	Redrow Homes Ltd	Application for approval of Reserved Matters for appearance, landscaping, layout and scale for Phases 3b and 4 comprising 216 dwellings with associated landscaping, public open space (including allotments), and parking, pursuant to outline planning permission 15/00430/OUT (Outline application with all matters reserved other than strategic access point into Hatfield Road, for the erection of up to 750 dwellings, Primary School and early years centre, enterprise centre, (A1/A2/B1, D1/D2 uses) and retention of existing barn buildings for mixed use purposes (A1/A2/A3/B1/D1/D2 uses), with associated infrastructure and landscaping, as varied by applications 16/02101/VAR and 17/02176/VAR and current application 20/01571/VAR), land adjacent to Lodge Farm, Hatfield Road.

The Committee approved this application, subject to the amendment of Condition No. 5 as follows:-

Amended Condition

5. Prior to the implementation of the landscaping scheme hereby approved, a strategy for the watering and maintenance of the landscaping shall be submitted to and approved in writing by the Local Planning Authority. Once approved the watering and maintenance of the landscaping scheme shall be carried out in

accordance with the approved details.

The scheme of landscaping indicated upon the approved plans shall be carried out during the first available planting season after the commencement of the development. 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.

Councillor M Lager attended the meeting and spoke against this application on behalf of Witham Town Council prior to the Committee's consideration of the application.

69 **PLANNING APPLICATION DEFERRED**

DECISION: That the under-mentioned planning application be deferred to enable the applicant to re-consider the proposed cycle-way, particularly the stretch of cycle-way at Collingwood Road, Witham and to undertake public consultation. The application is to be reported to a future meeting of the Planning Committee for determination. 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>
*20/02060/OUT (DEFERRED)	Rivenhall	Mrs Sarah Cornwell	Outline application with all matters reserved for up to 230 dwellings including affordable homes; public open space including sports pitches and facilities, neighbourhood equipped area for play, parkland and alternative natural greenspace, vehicular access via Forest Road and Evans Way, a bus, cycle and pedestrian connection to Rickstones Road, sustainable drainage systems, landscaping and all associated infrastructure and development, Phase 4, land North East of Rectory Lane.

Councillor M Lager attended the meeting and spoke against this application on behalf of Witham Town Council prior to the Committee's consideration of the application.

Councillor R Playle, Essex County Councillor for Witham Northern Division, attended the

meeting and spoke against this application prior to the Committee's consideration of the application.

Councillor R Wright, Braintree District Councillor for Silver End and Cressing Ward, attended the meeting and spoke against this application prior to the Committee's consideration of the application.

A motion to refuse this application was moved and seconded, but on being put to the vote the motion was declared **LOST**.

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).

During the course of their discussions, Members moved, seconded and agreed, as required by the Constitution, that the meeting be extended beyond 10.15pm to enable all business on the Agenda to be transacted.

The meeting closed at 10.18pm.

Councillor Mrs W Scattergood
(Chairman)