

Minutes

Planning Committee

3rd August 2021



Present

Councillors	Present	Councillors	Present
J Abbott	Apologies	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	N Unsworth	Apologies
A Munday	Yes	J Wrench	Yes
Mrs I Parker	Yes		

31 DECLARATIONS OF INTEREST

INFORMATION: There were no interests declared.

32 MINUTES

DECISION: It was reported that the Minutes of the meeting of the Planning Committee held on 20th July 2021 were not available for approval.

33 QUESTION TIME

INFORMATION: There were three statements made about the following matters. Those people who had registered to participate during Question Time had submitted written statements in advance of the meeting and these were read to the Committee by the registered speakers immediately prior to the consideration of the applications.

Application No. 20/00038/REM - Land North of Colchester Road, Coggeshall
Application No. 20/01264/OUT - Land North of Maldon Road, Hatfield Peverel

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

34 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>
*20/00038/REM (APPROVED)	Coggeshall	Bovis Homes Ltd.	Application for approval of Reserved Matters for scale, layout, appearance and landscaping of outline planning consent 19/02072/VAR in relation to the erection of 300 dwellings (including 40% affordable), a community building, and associated internal roads, parking, drainage infrastructure, open space and strategic landscaping, land North of Colchester Road.

The Committee approved this application, subject to an additional Condition as follows:-

Additional Condition

16. The community building shall only be used between the hours of 08.00 and 22.00.

35 **SECTION 106 AGREEMENT**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/01264/OUT (APPROVED)	Hatfield Peverel	Gladman Developments Limited	Outline planning application with all matters reserved except access for the demolition of the existing buildings and for the redevelopment of the site for up to 110 dwellings, including 40% affordable housing, with public open space, structural planting and landscaping, surface water flood mitigation and attenuation, and vehicular access point from Maldon

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:

- **Affordable Housing** – 40% of dwellings on-site to be affordable housing, with 70% of these provided for affordable rent and 30% for intermediate housing. All affordable dwellings to meet or exceed the Nationally Described Space Standards, any ground floor accessed dwellings complying with Building Regulations 2015 Part M(4) Category 2 and at least two wheelchair user bungalows compliant with Building Regulations Part M(4) Category 3A.
- **Allotments** – Financial contribution calculated in accordance with the Open Spaces Supplementary Planning Document to be spent either extending, or carrying out improvements to either of the two allotment sites at Church Road, Hatfield Peverel.
- **Community Building** – Financial contribution of £499.62 per dwelling for improvements to Hatfield Peverel Village Hall, Maldon Road.
- **Education** – Financial contributions towards the provision of additional Early Years and Childcare places, Primary School places and Secondary School places, with the contributions to be calculated when the number of dwellings and the number of qualifying units are known in accordance with Essex County Council’s Developer Guide to Infrastructure Contributions (2020) and index linked to April 2020.
- **Equipped Play** - Children’s play equipment to be provided on-site, with the minimum value of equipment calculated in accordance with the Open Spaces Supplementary Planning Document.
- **Health** - Financial contribution to be calculated at £381.00 per dwelling (index linked) towards the provision of capacity improvements at Sidney House Surgery to serve patients from the village of Hatfield Peverel, and/or the provision of new diagnostic equipment at Broomfield Hospital, Chelmsford, or Braintree Hospital.
- **Highways and Transport:**
Flexible Sustainable Transport Financial Contribution:
£2730.00 per dwelling to be spent by Braintree District Council on some, or all of the projects specified below:
 - Improved cycle parking at the railway station and in the Hadfelda Square car park in order to increase their capacity.
 - General improvements to bus services, or infrastructure within the locality.
 - Improved cycle infrastructure, or cycling schemes, which could include the design and construction of cycle facilities within 5km of the site.

Car Club:

Submission of a Car Club Scheme prior to commencement of development setting out terms for the provision of a minimum of one electric vehicle for a period of three years, along with a dedicated Car Club parking space(s). The Car Club to be available for use by residents and members of the public and provided prior to occupation of 25% of the dwellings on the development scheme, to be publicised on and around the site. Residents of the development to have their Car Club membership costs covered by the developer for a period of three years. In such an event that an operator for the Club cannot be found, or the Club ceases to operate a sum of £30,000 (index linked) to be added to the Flexible Sustainable Transport contribution above.

Monitoring Fee:

Payable to Essex County Council to allow for the monitoring of a Revised Residential Travel Plan imposed by condition.

Highway Works under Sections 38 and 278 of the Highway Act 1980:

Obligation upon the developer to enter into a Highway Works Agreement with the Highway Authority for provision of improvements, or upgrades to existing bus stops in the locality that best serve the occupiers of the development prior to first occupation.

- **Libraries** – Financial contribution of £77.80 per dwelling (index linked) to be spent on improvements at Hatfield Peverel Library.
- **Outdoor Sports** - Financial contribution to be calculated in accordance with the Open Spaces Supplementary Planning Document (index linked) to be spent at the Keith Bigden Recreation Ground to provide improved car parking facilities and/or an outdoor multi use sports pitch.
- **Public Open Space-** (On-site) a minimum area of 2.54ha for informal Open Space (including SuDS) and equipped play area. Areas of Public Open Space; equipped play and amenity spaces, specified Habitat Regulations Assessment mitigation including dog exercise area and minimum 2.no dog waste bins along with internal estate roads, Car Club spaces and pathways to be managed by a Management Company.
- **HRA/RAMS** - Financial contribution of £127.30 per dwelling (index linked) to contribute towards off-site visitor management measures at the Blackwater Estuary Special Protection Area (SPA) and Ramsar, the Dengie SPA and Ramsar and Essex Estuaries Special Area of Conservation (SAC).

the Planning Development Manager be authorised to grant planning permission for the above development in accordance with the approved plans and the conditions and reasons set out in the report, as amended below. 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.

The Committee approved this application, subject to the Reasons for Condition Nos. 7 and 20 being amended as follows:-

Amended Reasons for Conditions

7. In the interest of proper planning; to ensure the necessary details are submitted to allow compliance with the above Hatfield Peverel Neighbourhood Plan 2015-2033 policies to be assessed and their impact upon the layout and appearance of the buildings to be fully considered at reserved matters stages.

20. The National Planning Policy Framework paragraph 167 and paragraph 174 states that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution. Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore, the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased run-off rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater, which needs to be agreed before commencement of the development. Construction may also lead to polluted water being allowed to leave the site. Methods for preventing, or mitigating this should be proposed.

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 9.13pm.

Councillor Mrs W Scattergood
(Chairman)