

Minutes

Planning Committee

1st August 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	Apologies
P Horner	Yes	Mrs W Scattergood (Chairman)	Apologies
H Johnson	Yes	P Schwier	Yes
D Mann	Apologies	Mrs G Spray (Vice-Chairman in the Chair)	Yes
Lady Newton	Apologies		

Councillor Mrs A Kilmartin and Councillor B Rose were also in attendance.

34 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

On behalf of Members of the Committee, Councillor Mrs G Spray, the Vice-Chairman of the Planning Committee, declared a joint non-pecuniary interest in Application No. 17/00931/REM - land adjacent to Lodge Farm, Hatfield Road, Witham as Councillor M Lager, representing Witham Town Council, who was speaking at the meeting during Question Time was known to them.

Councillor Mrs Spray declared a joint non-pecuniary interest also in Application No. 17/00824/FUL - Shopping Centre, Spa Road, Witham as Councillor B Rose, Braintree District Ward Councillor for Witham West, who was speaking at the meeting during Question Time was a fellow Elected Member of Braintree District Council and he was known to them.

Councillor K Bowers declared a non-pecuniary interest in Application Nos. 17/01063/OUT - land rear of Enterprise Centre, Springwood Drive, Braintree and 17/00824/FUL - Shopping Centre, Spa Road, Witham as the Deputy Cabinet Member for Economic Development.

Councillor T Cunningham declared a non-pecuniary interest in Application No. 17/01063/OUT - land rear of Enterprise Centre, Springwood Drive, Braintree as the Cabinet Member for Economic Development and as a non-financial Director of Ignite Business Enterprise. Councillor Cunningham left the meeting when the application was considered and determined. Councillor Cunningham declared a non-pecuniary interest also in Application No. 17/00824/FUL - Shopping Centre, Spa Road, Witham as the Cabinet Member for Economic Development.

Councillor B Rose declared a non-pecuniary interest in Application No. 17/00824/FUL - Shopping Centre, Spa Road, Witham as the Braintree District Ward Councillor for Witham West.

Councillor Mrs G Spray declared a non-pecuniary interest in Application No. 17/00931/REM - land adjacent to Lodge Farm, Hatfield Road, Witham as the Deputy Cabinet Member for Planning and Housing with responsibility for affordable housing.

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.

35 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 18th July 2017 be approved as a correct record and signed by the Chairman.

36 **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.

37 **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 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>
*17/00410/FUL (APPROVED)	Sible Hedingham	Mr Tony Sales	Demolition of existing outbuildings and erection of two storey dwelling with associated parking, 3 Hills Road.

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

Additional Condition

10. No development shall take place, including any works of demolition, until a

Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for:

- The parking of vehicles of site operatives and visitors;
- The loading and unloading of plant and materials;
- Arrangements to prevent the tracking of mud from the site onto Hills Road;
- Arrangements for ensuring safe access to / from the site for any vehicles delivering and / or collecting from the construction site;
- The storage of plant and materials used in constructing the development;
- Details of how the approved Plan will be implemented and adhered to, including contact details for individuals responsible for ensuring compliance.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/00824/FUL (APPROVED)	Witham	Braintree District Council	A re-refresh of the environment around the Spa Road shopping precinct including a new lighting scheme, a rework of the existing car park layout to give more and larger spaces, accessible parking options and the addition of 9 parking spaces off of Spa Road as well as repositioning of the existing highway kerblines to improve circulation clarity, organisation and safety. The scheme includes a range of soft and hard landscape improvements to enhance the amenity and visual appeal of the locality, Shopping Centre, Spa Road.

The Committee approved this application, subject to two additional Conditions and the amendment of the Approved Plans as follows:-

Additional Conditions

4. Further details of the proposed external lighting to the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to installation.

The details shall include a schedule of equipment in the design (luminaire type, mounting height, aiming angles, luminaire profiles and energy efficiency measures). All lighting shall be installed, maintained and operated in accordance with the approved details. There shall be no other sources of external illumination.

5. The external lighting shall not be illuminated between the hours of 01:00 and 05:00 Tuesday to Sunday and 00:00 and 05:00 on Monday mornings.

Amended Approved Plans

Proposed Plans - Plan Ref 7123/104 Version: D
 Tree Plan - Plan Ref 7123/105 Version: C

Councillor Bill Rose, Braintree District Ward Councillor for Witham West, attended the meeting and spoke in support of this application.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/00861/FUL (APPROVED)	Ashen	Ms Rebecca Robinson	Erection of detached dwelling with associated vehicular access, hardstanding and landscaping, land adjacent to Mallards, Ashen Road.

The Committee approved this application, subject to the amendment of Condition No. 3 as follows:-

Amended Condition

3. The external materials and finishes shall be as indicated on the approved plans and/or schedule and any timber cladding shall have a natural stain.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/01028/FUL (APPROVED)	Halstead	Mr Tim Fergus	Change of use from D1 to C3 Residential, Bartholomew House, Colchester Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/01063/OUT (APPROVED)	Braintree	Braintree District Council	Application for outline planning permission with some matters reserved - Erection of 4 no industrial units (B1, B2, B8) and associated car parking, land rear of Enterprise Centre, Springwood Drive.

The Committee approved this application, subject to an Information to Applicant as follows:-

Information to Applicant

1. The applicant is encouraged to consider the need for access to broadband infrastructure in the detailed design of the development the subject of this permission.

38 **SECTION 106 AGREEMENT**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/00931/REM (APPROVED)	Witham	Mr Chris Gatland Redrow Homes Ltd	Application for approval of Reserved Matters for 'appearance', 'landscaping', 'layout', and 'scale' for phase 1A comprising 91 dwellings with associated landscaping, public open space, access and parking, pursuant to outline planning permission 15/00430/OUT (Outline application with all matters reserved other than strategic access point onto 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), land adjacent to Lodge Farm, Hatfield Road.

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

- **Affordable Housing** – The First Subsequent Reserved Matters Application shall provide that at least 30% of the cumulative total dwellings to be provided on Phase 1a and the First Subsequent Reserved Matters Area are Affordable Housing Dwellings and the Affordable Housing Tenure for the cumulative total of Affordable Housing Dwellings to be provided on Phase 1a and the First Subsequent Reserved Matters Area shall be 70% Affordable Rented Housing and 30% Intermediate Tenure.

the Development Manager be authorised to grant planning permission for the above development in accordance with the approved plans circulated at the meeting 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, the 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 three additional Conditions and the amendment of the Reason for Condition No. 14 as follows and the approved plans circulated at the meeting:-

Additional Conditions

19. The layout hereby approved shall safeguard in perpetuity a pedestrian route through the 'Minor Access' road passing in front of Plot 12 to Plot 15, linking the adopted highway to the pedestrian/cycle path.
20. Construction above ground level of any of the apartments hereby approved shall not be commenced until additional drawings that show details of proposed balconies to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and shall be permanently maintained as such.
21. Construction above ground of the apartment blocks hereby approved shall not be commenced until additional drawings that show details of proposed letter boxes / receptacles for postal deliveries have been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented in accordance with the approved details and shall be installed and available for use prior to first occupation of the apartment block which the facility will serve and shall be permanently maintained as such thereafter.

Amended Reason for Condition

14. In the interests of visual amenity and to prevent the erection of unsightly and unnecessary satellite dishes which would detract from the appearance of the

apartment blocks.

Councillor Michael Lager, representing Witham Town Council, attended the meeting and spoke against this application.

39 **PLANNING AND ENFORCEMENT APPEAL DECISIONS – JUNE 2017**

INFORMATION: Consideration was given to a report, for information, on planning and enforcement appeal decisions received during June 2017. The report included a summary of each case and a précis of the decision.

DECISION: That the report be noted.

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).

Next Meeting

The Chairman advised Councillors that the meeting of the Planning Committee scheduled for 15th August 2017 had been cancelled.

The meeting closed at 9.25pm.

Councillor Mrs G Spray
(Vice-Chairman in the Chair)

APPENDIX

PLANNING COMMITTEE

1ST AUGUST 2017

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application No. 17/00410/FUL - 3 Hills Road, Sible Hedingham
 - (i) Statement by Mr Richard Hush, 8 Hills Road, Sible Hedingham (Objector)
 - (ii) Statement by Mrs Melanie Hush, (for Mr Spencer Stuart-Allen of 5 Hills Road, Sible Hedingham), 8 Hills Road, Sible Hedingham (Objector)

- 2 Statements Relating to Application No. 17/00931/REM - land adjacent to Lodge Farm, Hatfield Road, Witham
 - (i) Statement by Mr John Palombi, for Witham and Countryside Society, Bramstons, White Horse Lane, Witham (general comments)
 - (ii) Statement by Councillor Michael Lager, for Witham Town Council, c/o Mr James Sheehy, Deputy Town Clerk, Town Council Offices, 61 Newland Street, Witham (Objector)
 - (iii) Statement by Mr Chris Gatland, Redrow Homes Ltd, Redrow House, 2 Aurum Court, Southfields Business Park, Sylvan Way, Laindon, Basildon (Applicant)

- 3 Statement Relating to Application No. 17/00824/FUL - Shopping Centre, Spa Road, Witham

Statement by Councillor Bill Rose, Braintree District Councillor for Witham West Ward, 110 Humber Road, Witham (Supporter)