

Minutes

Planning Committee 19th January 2021



This meeting was held in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 via Zoom and YouTube.

Present

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

Scheme of Delegation and Planning Committee Agenda Format

At the start of the meeting Councillor Mrs W Scattergood, Chairman of the Planning Committee, made the following statement:-

Following the approval of the new Scheme of Delegation in December 2020, which was put in place on 1st January 2021, and further to conversations with Officers, it is proposed that the Part A / Part B split on Planning Committee Agendas should be retained for the time being whilst Officers report those applications covered by the agreed transitional arrangements. It is anticipated that a new Agenda format will be in place after the Council's Annual General Meeting in April 2021.

103 DECLARATIONS OF INTEREST

INFORMATION: The following interests were declared:-

Councillor T Cunningham declared an enhanced non-pecuniary interest in Application No. 20/00787/VAR - Existing car park sites between Manor Street and Victoria Street / rear of the Town Hall, Braintree as, in his role as Cabinet Member for Economic Development and Infrastructure, he had spoken in support of the redevelopment project for Manor Street and Victoria Square, Braintree.

Councillor F Ricci declared a non-pecuniary interest in Application No. 20/00787/VAR - Existing car park sites between Manor Street and Victoria Street / rear of the Town Hall, Braintree as he dealt with the applicant, Kier Construction Ltd, within the private sector, but this did not have any association with the application.

In accordance with the Code of Conduct, Councillor Cunningham did not take part in the meeting when this application was considered and determined, but Councillor Ricci remained in the meeting and took part in the determination of the application.

104 **MINUTES**

DECISION: That the Minutes of the meetings of the Planning Committee held on 24th November 2020 and 15th December 2020 be approved as a correct record.

105 **QUESTION TIME**

INFORMATION: There were four 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 either by the registered speaker or by the Council's Governance and Member Services Officer immediately prior to the consideration of the applications.

Application No. 20/01112/FUL - Land South of Hedingham Road, Bulmer
Application No. 20/01415/FUL - 8 Alienor Avenue, Great Bardfield

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

106 **PLANNING APPLICATION WITHDRAWN FROM THE AGENDA**

INFORMATION: The Committee was advised that the under-mentioned planning application had been withdrawn from the Agenda to enable the Council to clarify matters raised by Hatfield Peverel Parish Council and an objector, particularly in respect of Hatfield Peverel Neighbourhood Plan. It was anticipated that the application would be reported to a future meeting of the Planning Committee. 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>
*20/01465/FUL (WITHDRAWN)	Hatfield Peverel	Mr Ian Newman	Erection of 7 No. two storey dwelling houses, accompanied with 17 dedicated parking spaces, land to the rear of Heathers and Candletree, The Green.

107 **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.

Planning Application No. – 20/01842/HH - 9 Gardeners Road, Halstead was determined en bloc.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/00787/VAR (APPROVED)	Braintree	Kier Construction Ltd	Variation of Condition 2 'Approved Plans' of permission 18/01337/FUL granted 04/04/2019 for: Demolition of existing toilet block and adjacent vacant building to provide for the development of 31no. residential units (C3 Use), comprising 2 blocks (located to the east and west) up to 4 storeys in height containing a mix of one, two and three bedroom apartments; and the conversion and extension of the existing drill hall building (4no. units), containing a mix of one and two bedroom apartments (C3 Use). Provision of a Live Well Hub (D1 Use) at first floor level, Hotel (C1 Use) within the southern block to a height of 5 storeys and 3no. ground floor level units including retail (A1 / A2 / A3 Uses) and commercial uses (B1 and D1 Uses). Replacement bus station facility, car parking, amenity space, public open space, landscaping and associated works. Variation would allow alterations to the approved

plans to include:- Public toilets added to the scheme, by converting half a current retail unit; Lift Overruns shown to meet current regulations; Roof maintenance requirements; Louvre removed from the top of the curtain walling in the retail units; Vertical fin removed to 2 balconies; The ramp to provide direct access to the library plant changed to a metal staircase; Ventilation added to the car park entrance off Manor Street due; The bus station roof changed from monolithic to individual units; Change to the design of the balconies on the residential units; Tenure change (from 12 shared ownership and 23 outright sale, to 12 affordable rent and 23 shared ownership), and change to incorporate standing seam zinc, existing car park sites between Manor Street and Victoria Street / rear of the Town Hall.

Habitat Regulations Assessment (HRA / RAMS)

Members of the Planning Committee were advised that as the application site was situated within the Zone of Influence for the Blackwater Estuary Special Protection Area (SPA) / Ramsar site, the applicant was required to pay a financial contribution towards off-site visitor management measures for the SPA / Ramsar site. Furthermore, in accordance with Section 111 of the Local Government Act 1972 and as a HRA contribution had not been secured previously, the applicant had agreed to pay the contribution up-front, prior to any decision on the application being issued. Although the value of the contribution had been agreed, no payment had been made to date. In the circumstances, the Committee approved this application, subject to payment of the HRA contribution.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/01112/FUL (APPROVED)	Bulmer	Mr E Whittle	Proposed new access, land South of Hedingham Road.

The Committee approved this application, subject to two additional Conditions as follows:-

Additional Conditions

8. Use of the access hereby approved shall not occur until details showing the means to prevent the discharge of surface water from the development onto the highway have been submitted to and approved by the Local Planning Authority. The approved details shall be carried out as approved before the access is first used and shall be maintained and retained as such thereafter.
9. Use of the access hereby approved shall not occur until details of a means for culverting of the ditch which lies within the site within the highway verge have been submitted to and approved in writing with the Local Planning Authority. The approved details shall ensure that the water storage function of the ditch is maintained at its present capacity and not blocked at any time. The approved details shall be carried out as approved before the access is first used and shall be maintained and retained as such thereafter.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/01415/FUL (APPROVED)	Great Bardfield	Mark Hitchcock	Conversion of existing outbuilding to form 1 x 1 bedroomed dwellinghouse, 8 Alienor Avenue.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/01842/HH (APPROVED)	Halstead	Mr Barry Edwards	Proposed replacement of flat roof with pitched roof, 9 Gardeners Road.

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 8.37pm.

Councillor Mrs W Scattergood
(Chairman)