

# Minutes

## Planning Committee 29th September 2020



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	Apologies	N Unsworth	Yes
D Mann	Yes	J Wrench	Yes
A Munday	Yes		

### 65 DECLARATIONS OF INTEREST

**INFORMATION:** The following interest was 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. 19/02258/REM - 4 Helions Road, Steeple Bumpstead as Mr Matthew Wood, who had registered to participate during Question Time and had submitted a written statement, was a former employee of Braintree District Council and he was known to some of them.

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

### 66 MINUTES

**DECISION:** That the Minutes of the meetings of the Planning Committee held on 1st September 2020 and 15th September 2020 be approved as a correct record.

It was reported that the Minutes of the meeting of the Planning Committee held on 18th August 2020 were not available for approval.

67 **QUESTION TIME**

**INFORMATION:** There were two statements made about the following matter. 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 application.

Application No. 19/02258/REM - 4 Helions Road, Steeple Bumpstead

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

68 **PLANNING APPLICATION WITHDRAWN FROM THE AGENDA**

**INFORMATION:** The Committee was advised that the under-mentioned planning application had been withdrawn from the Agenda to enable the Council to send a notification letter to the occupiers of a property near to the application site. It was anticipated that the application would be reported to the Planning Committee on 13th October 2020. Details of this planning application are contained in the Register of Planning Applications.

<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*20/00352/REM (WITHDRAWN)	Earls Colne	Mr Simon Earl B D G Design (South) Ltd	Application for approval of reserved matters following outline approval 18/00214/OUT granted 20.05.2019 - Approval of Reserved Matters (appearance, landscaping and scale) for the erection of 23 No. detached and semi detached 1, 2, 3, 4 and 5 bedroom dwellings with associated garages, parking, amenity areas, public open space, estate roads, private drive, drainage infrastructure and landscaping, land rear of Tey Road.

69 **PLANNING APPLICATION APPROVED**

Planning Application No. 20/01096/HH - 31 Constantine Road, Witham was determined en bloc.

**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>
*20/01096/HH *(APPROVED)	Witham	Mr and Mrs Howell	Two-storey rear extension, two-storey side extension, and front porch canopy, 31 Constantine Road.

The Committee approved this application, subject to the amendment of Condition Nos. 2 and 3 as follows:-

Amended Conditions

2. The development hereby permitted shall be carried out in accordance with the approved plans listed above, except as follows:

The fibre cement cladding shown on Drawing No. 101 Rev F is not approved.

3. The external materials and finishes shall be as indicated on the approved plans and/or schedule, except as follows:

The fibre cement cladding shown on Drawing No. 101 Rev F is not approved. The areas of the extension where fibre cement cladding was indicated on Drawing No. 101 Rev F shall instead be finished in render.

70 **PLANNING APPLICATION REFUSED**

**DECISION:** That the undermentioned planning application be refused for the reasons contained in the Planning Development Manager's report, as set out 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>
*19/02258/REM (REFUSED)	Steeple Bumpstead	c/o Agent Agent - Mr Matthew Wood	Application for approval of reserved matters following outline approval 16/01525/OUT - Application for approval of Reserved Matters for 'Access', 'Appearance', 'Landscaping', 'Layout' and 'Scale' - redevelopment of an agricultural machinery depot to residential development of 9 no. three bedroom dwellings with associated works, 4 Helions Road.

Members of the Planning Committee were advised that as an appeal had been lodged with The Planning Inspectorate against the non-determination of this application the Local Planning Authority could not determine it.

The Planning Committee agreed that if it had been able to determine the application it would have been refused for the reasons contained in the Planning Development Manager's report, as set out below:-

- 1 The proposals would result in a poorly considered and contrived layout and poor relationships between new dwellings and existing neighbouring properties which would be harmful to expected standards of amenity. Furthermore, the unsympathetic architectural style would not be in keeping with the character of the local area and would not reflect the eclectic mix of architectural styles within the local area. Cumulatively the scheme is considered to be ill conceived, resulting in a poor standard of design and layout and unacceptable implications on residential amenity. The proposal is therefore considered to be contrary to the National Planning Policy Framework, the National Design Guide, Policies RLP3 and RLP90 of the Adopted Local Plan, Policy CS9 of the Core Strategy, Policy LPP55 of the Draft Local Plan, and the Essex Design Guide.

At the close of the meeting, Councillor Mrs W Scattergood, the Chairman of the Planning Committee highlighted that a number of planning applications for sites in Witham had been presented to the Committee for determination recently as Witham Town Council had submitted representations contrary to Braintree District Council policy. The applications would normally have been determined by the Planning Development Manager in accordance with delegated powers set out in the Council's Constitution.

Councillor Mrs Scattergood stated that she and Councillor Mrs G Spray, Cabinet Member for Planning would be advising Witham Town Council about the additional work and costs

associated with referring applications to the Committee and asking them to have regard to the District Council's planning policies before submitting representations.

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 8.04pm.

Councillor Mrs W Scattergood  
(Chairman)