

Minutes

Planning Committee 9th August 2022



Present

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

Substitutes

Councillor A Hensman attended the meeting as a substitute for Councillor J Wrench.
Councillor T Cunningham attended the meeting as a substitute for Councillor H Johnson.

25 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

Councillor Mrs J Beavis declared a non-pecuniary interest in Application No. 22/00791/OUT – Land East of Hedingham Road, Gosfield as she was a Member of Gosfield Parish Council. Councillor Mrs Beavis stated that she had not participated in the meeting when the Parish Council had considered the application.

Councillor F Ricci declared a non-pecuniary interest in Application No. 22/00791/OUT – Land East of Hedingham Road, Gosfield as he was known to the Tutton family who were associated with the application. Councillor Ricci stated that he had not spoken to anyone about the application.

Councillor P Schwier declared a non-pecuniary interest in Application No. 22/00791/OUT – Land East of Hedingham Road, Gosfield as the Braintree District Ward Councillor for Gosfield and Greenstead Green. Councillor Schwier stated that he had not participated in the meeting when Gosfield Parish Council had considered the application.

Councillor Mrs S Wilson declared a non-pecuniary interest in Application No. 22/00081/FUL – 73 Church Street, Coggeshall as she was a Member of Coggeshall Parish Council. Councillor Mrs Wilson stated that she had not participated in the meeting when the Parish Council had considered the application.

26 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 28th June 2022 be approved as a correct record and signed by the Chairman.

27 **QUESTION TIME**

INFORMATION: There were three 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. 21/02863/REM - Land at Rayne Lodge Farm, Rayne Road, Braintree
Application No. 22/00081/FUL – 73 Church Street, Coggeshall

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

28 **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. 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>
*22/00081/FUL (APPROVED)	Coggeshall	Mr Simon Hollington	Demolition of Building 1 within former factory complex, 73 Church Street.

Councillor Ms J Brindley attended the meeting and spoke against this application on behalf of Coggeshall Parish Council prior to the Committee's consideration of the application.

29 **SECTION 106 AGREEMENT**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*21/02863/REM (APPROVED)	Braintree	c/o Agent Mr Tom Pike,	Application for approval of Reserved Matters (scale,

Lanpro Services
Limited

appearance, layout and landscaping) pursuant to outline planning permission 18/00092/OUT - 42 No. dwellings and associated works including internal road network, hard and soft landscaping, formal and informal open space, car and cycle parking, land at Rayne Lodge Farm, Rayne Road.

DECISION: That, subject to the applicant entering into a suitable Deed of Variation to the legal agreement made under Section 106 of the Town and County Planning Act 1990 (as amended) relating to planning permission 18/00092/OUT to cover the following Heads of Term (as amended below), the Planning Development Manager, or an authorised Officer, be authorised to grant planning permission for the above development in accordance with the approved plans and documents 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.

- **Habitat Regulations Assessment (HRA)** – The site lies within the Zone of Influence (ZOI) for the Blackwater Estuary Special Protection Area (SPA)/Ramsar site. A financial contribution towards off-site visitor management measures for the Blackwater Estuary SPA & Ramsar site, (£137.71 per dwelling), for delivery prior to occupation would be required.
- **Refuse Vehicle Access** - To ensure that both the private and adopted roads are built to the standards commensurate with that required by the Local Highway Authority and that access for the Council to pass and repass over these roads can be permitted at all times.
- **NHS** - Amend the definition of Healthcare Contribution Purpose to 'means the provision of increased medical/healthcare capacity by the extension or refurbishment or reconfiguration or relocation of GP Surgeries/Health Centres within the town of Braintree including the reimbursement of capital funding for such provision made by NHS England in anticipation of receipt of the Healthcare Contribution'.
- **Outdoor Sport Contribution** - Amend the definition of Outdoor Sport Contribution to 'means the provision of artificial training pitches within the town of Braintree'.

The Committee approved this application, subject to the amendment of Condition Nos. 3 and 6; the addition of an Approved Plan; and the addition of two Conditions as follows:-

Amended Conditions

3. Each dwelling shall not be occupied until the approved car parking spaces for that dwelling have been constructed. The car parking spaces shall be retained in this form at all times. The car parking spaces shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.
6. Prior to occupation of each dwelling, the bin collection points related to that dwelling shall be installed and permanently retained.

Additional Approved Plan

Materials 21-3128-003-Rev D

Additional Conditions

7. Prior to the implementation of the landscaping scheme hereby approved, an irrigation and maintenance regime shall be submitted to and approved in writing by the Local Planning Authority. Once approved the irrigation and maintenance of the landscaping scheme shall be carried out in accordance with these details.
8. The window details on the north and east elevations and floor plans for Plot 12 as shown on Drawing Numbers 051 Rev B and 052 Rev B are not approved. No above ground development shall commence until revised north and east elevation plans and floor plans, which provide for an additional unobscured window or revised window arrangement for the kitchen area for Plot 12, have been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details and shall be retained thereafter as approved.

30 **PLANNING APPLICATION REFUSED**

DECISION: That the undermentioned planning application be refused for the reasons contained in the Planning Development Manager’s report. 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>
*22/00791/OUT (REFUSED)	Gosfield	Mr Paul Denney, Stockplace Investments Limited	Outline application with all matters reserved except access for the erection of 14 dwellings (9 open market

and 5 social affordable),
land East of Hedingham
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 8.56pm.

Councillor Mrs W Scattergood
(Chairman)