

Minutes

Planning Committee 7th July 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 Microsoft Teams and YouTube.

Present

Councillors	Present	Councillors	Present
J Abbott	Yes	Mrs I Parker	Yes
K Bowers	Yes (from 7.19pm)	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		

28 DECLARATIONS OF INTEREST

INFORMATION: The following interests were declared:-

Councillor J Abbott declared a non-pecuniary interest in Application No. 20/00146/FUL - land rear of 59 Bridge Street, Witham as an Ordinary Member of Witham and Countryside Society, which had submitted representations about the application.

Councillor T Cunningham declared a general non-pecuniary interest as a member of the 'Facebook' group 'Better Braintree - Together' which had a strong onus on planning related matters.

Councillor Cunningham declared a non-pecuniary interest also in Application No. 20/00281/FUL - Discovery Centre, Great Notley Garden Village, London Road, Great Notley as a Member of Great Notley Parish Council, which was referred to in the Agenda report.

Councillor F Ricci declared a general non-pecuniary interest as a member of the 'Facebook' group 'Better Braintree - Together' which had a strong onus on planning related matters.

Councillor Ricci declared a non-pecuniary interest also in Application No. 20/00281/FUL - Discovery Centre, Great Notley Garden Village, London Road, Great

Notley as Vice-Chairman of Great Notley Parish Council, which was referred to in the Agenda report.

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.

29 **MINUTES**

DECISION: That the Minutes of the meetings of the Planning Committee held on 2nd June 2020 and 9th June 2020 be approved as a correct record.

30 **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 by the Council's Governance and Member Services Officer immediately prior to the consideration of the applications.

Application No. 20/00146/FUL - Land rear of 59 Bridge Street, Witham
Application No. 20/00203/FUL - Unit F6, Briarsford Industrial Estate, Perry Road, Witham

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

31 **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.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/00146/FUL (APPROVED)	Witham	Mr Rob Bishop	Redevelopment of site to provide 1 x three bed detached single-storey dwelling, land rear of 59 Bridge Street.

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

Additional Information to Applicant

2. The applicant is advised that if tree 'T5', as identified on the Tree Constraints Plan submitted with the application, is not within the applicant's ownership the applicant will need to submit an application for Works to a Tree in a Conservation Area, in order to fell the tree. Further information can be found on the link below:
https://www.braintree.gov.uk/info/200223/trees_and_high_hedges/381/protected_trees_and_hedges/2

Witham Town Council submitted a written statement against this application, which was read to the Committee prior to the consideration of the application.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/00281/FUL (APPROVED)	Great Notley	Stephanie Clark Braintree District Council	Replacement of metal Halide luminaires with LED luminaires to the existing floodlighting of the artificial turf pitch and MUGA, Discovery Centre, Great Notley Garden Village, London Road.

The Committee approved this application, subject to the amendment of Condition No. 4 and an Information to Applicant as follows:-

Amended Condition

4. The lighting design shall be installed in accordance with the details contained within the approved OptiVision LED gen3 plans. The main AGP shall use the 1000w, 2 module light engines with narrow beam (the BVP517model), and the macadam court will use the 1500w, 3 module light engines with narrow beam (the BVP527 model). The luminaire type shall be 4000k (neutral white). The LED design tilt fitting will be 11° to the horizontal, to provide a peak intensity of light of 65° and 66°.

Information to Applicant

The application details that the upward light ratio (ULR) is 0.0%. The development should comply with the ULR and the applicant is encouraged to confirm such

compliance once the lighting has been installed.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/00341/FUL (APPROVED)	Pebmarsh	c/o Agent ASP	Change of use of agricultural buildings into storage use (B8) with associated parking, Hunts Hall, Colne Road.

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

Information to Applicant

The applicant is advised to provide travel guides to the future tenant(s) of the storage unit, to direct all traffic via the A131 and the road from Catley Cross that leads to the application site (past the Catley Cross vets, which joins Oak Road, then onto Pebmarsh Road south bound to Hunts Hall); the use of Heavy Goods Vehicles (HGV) should be avoided and the HGV trips should be kept to a minimum.

32 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>
*20/00203/FUL (REFUSED)	Witham	Mr Richard Allen	Change of Use from B1(c) light industrial to D2 assembly and leisure for personal training purposes, Unit F6, Briarsford Industrial Estate, Perry Road.

33 FEERING CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN

INFORMATION: Consideration was given to the Feering Conservation Area Character Appraisal and Management Plan (CACAMP). Members of the Planning Committee were requested to approve the CACAMP as a material consideration to be used by Braintree District Council when carrying out its planning functions. A copy of the CACAMP was attached as an Appendix to the Agenda report.

It was noted that Feering Conservation Area had been designated on 27th May 1976 and that there had not been a review or appraisal of the Area since that time. Braintree District Council had appointed Essex County Council Place Services to undertake the current appraisal in November 2018.

The purpose of the Character Appraisal was to provide an analysis of the Conservation Area in order to inform future development and design having regard to the sensitivities of the historic environment and its unique character. No changes to the boundary of the Conservation Area were being recommended in the Appraisal. The purpose of the Management Plan was to identify issues affecting the Conservation Area and to recommend management proposals to address these in the short-term and the long-term.

Public consultation on the CACAMP had taken place between 23rd August 2019 and 23rd September 2019. Five responses had been submitted and these were summarised within the Agenda report, together with comments provided by District Council and County Council Officers.

DECISION: That the Feering Conservation Area Character Appraisal and Management Plan be approved as being a material consideration for use by Braintree District Council when carrying out its planning functions.

34 **GREAT BARDFIELD CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN**

INFORMATION: Consideration was given to the Great Bardfield Conservation Area Character Appraisal and Management Plan (CACAMP). Members of the Planning Committee were requested to approve the CACAMP as a material consideration to be used by Braintree District Council when carrying out its planning functions. A copy of the CACAMP was attached as an Appendix to the Agenda report.

It was noted that Great Bardfield Conservation Area had been designated on 2nd October 1969 and that there had not been a review or appraisal of the Area since that time. Braintree District Council had appointed Essex County Council Place Services to undertake the current appraisal in November 2018.

The purpose of the Character Appraisal was to provide an analysis of the Conservation Area in order to inform future development and design having regard to the sensitivities of the historic environment and its unique character. No changes to the boundary of the Conservation Area were being recommended in the Appraisal. The purpose of the Management Plan was to identify issues affecting the Conservation Area and to recommend management proposals to address these in the short-term and the long-term.

Public consultation on the CACAMP had taken place between 21st June 2019 and 19th July 2019. Two responses had been submitted and these were summarised

within the Agenda report, together with comments provided by District Council and County Council Officers.

DECISION: That the Great Bardfield Conservation Area Character Appraisal and Management Plan be approved as being a material consideration for use by Braintree District Council when carrying out its planning functions.

35 **KELVEDON CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN**

INFORMATION: Consideration was given to the Kelvedon Conservation Area Character Appraisal and Management Plan (CACAMP). Members of the Planning Committee were requested to approve the CACAMP as a material consideration to be used by Braintree District Council when carrying out its planning functions. A copy of the CACAMP was attached as an Appendix to the Agenda report.

It was noted that Kelvedon Conservation Area had been designated on 19th June 1969 and amended in November 1989 and that there had not been a previous appraisal of the Area. Braintree District Council had appointed Essex County Council Place Services to undertake the current appraisal in November 2018.

The purpose of the Character Appraisal was to provide an analysis of the Conservation Area in order to inform future development and design having regard to the sensitivities of the historic environment and its unique character. The Appraisal recommended that the boundary of the Conservation Area should be reduced in three locations in order to reflect current land use and significance. These locations were the area of car show-rooms and garages on Station Road; recent development at 'Barnfield'; and the area of modern housing along World's End Lane on the former flood plain, as shown in Figure 5 on page 11 of the CACAMP. The purpose of the Management Plan was to identify issues affecting the Conservation Area and to recommend management proposals to address these in the short-term and the long-term.

Public consultation on the CACAMP had taken place between 23rd August 2019 and 23rd September 2019. Eight responses had been submitted and these were summarised within the Agenda report, together with comments provided by District Council and County Council Officers.

DECISION:

- (1) That the boundary changes to Kelvedon Conservation Area as shown in Figure 5 on page 11 of the Kelvedon Conservation Area Character Appraisal and Management Plan, namely the exclusion of the area of car show-rooms and garages on Station Road; recent development at 'Barnfield'; and the area of modern housing along World's End Lane on the former flood plain, be approved.

- (2) That the Kelvedon Conservation Area Character Appraisal and Management Plan be approved as being a material consideration for use by Braintree District Council when carrying out its planning functions.

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 9.33pm.

Councillor Mrs W Scattergood
(Chairman)