

Minutes

Planning Committee 22nd March 2022



Present

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

Substitutes

Councillor A Hensman attended the meeting as a substitute for Councillor P Horner.

124 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were 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. 21/00396/REM - Land at The Airfield, Earls Colne as the applicant Mr M Hobbs, who was speaking at the meeting during Question Time was known to some of them.

Councillor J Abbott declared a non-pecuniary interest in Application No. 21/03053/OUT - Land East of Braintree Road, Cressing as several residents who had submitted representations about the application, including one person who was speaking at the meeting during Question Time, were known to him. Councillor Abbott stated also that as a Braintree District Councillor for Silver End and Cressing Ward he attended meetings of Cressing Parish Council, but that he had not been present when the Parish Council had discussed the application and had agreed its response.

Councillor K Bowers declared a non-pecuniary interest in Application No. 21/03015/FUL - Horizon 120 Business Park, off A131 London Road, Great Notley and Application No. 21/03016/VAR - Horizon 120 Business Park, off A131 London

Road, Great Notley in his role as the Council's Cabinet Member for Housing, Assets and Skills, which included responsibility for Horizon 120. Councillor Bowers left the meeting when the applications were considered and determined.

Councillor F Ricci declared a non-pecuniary interest in Application No. 21/03015/FUL - Horizon 120 Business Park, off A131 London Road, Great Notley as a Member and Vice-Chairman of Great Notley Parish Council. Councillor Ricci stated that when Great Notley Parish Council had considered the application he had left its meeting.

Councillor Mrs G Spray declared a non-pecuniary interest in Application No. 21/00396/REM - Land at The Airfield, Earls Colne as the applicant Mr M Hobbs was known to her. Councillor Mrs Spray stated that she had not discussed the application with Mr Hobbs.

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.

125 **MINUTES**

DECISION: That the Minutes of the meetings of the Planning Committee held on 14th December 2021, 22nd February 2022 and 8th March 2022 be approved as a correct record and signed by the Chairman.

126 **QUESTION TIME**

INFORMATION: There were four 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. 21/00396/REM - Land at The Airfield, Earls Colne
Application No. 21/03053/OUT - Land East of Braintree Road, Cressing
Application No. 21/03608/REM - Towerlands, Panfield Road, Braintree

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

127 **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>
*21/00396/REM (APPROVED)	Earls Colne	c/o Strutt and Parker	Application for the approval of reserved matters (in respect of layout, scale, appearance, access and landscaping) pursuant to outline planning permission 17/01157/OUT granted 25.11.2019 for the erection of up to 10,220m ² of B1, B2 and B8 employment floor space. Reserved matters relates to the development of the southern parcel of the site for B8 external storage and ancillary parking, land at The Airfield.

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

Amended Condition

3. Prior to the installation of any external lighting, details with regard to the hours of lighting and lighting security measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details and the submitted External Lighting Impact Assessment carried out by Loveday Lighting Report reference: LL1193 dated 11/02/2021 Revision C, Outdoor Lighting Report 10/02/2021 reference LL1193-001 dated 10/02/2021 and Private Proposed Lighting Revision A Access Road, Northern Parcel, Drawing LL1193-001 dated 09/10/2020.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*21/03015/FUL (APPROVED)	Great Notley	Braintree District Council	Construction of western spur off roundabout with landscaping, Horizon 120 Business Park, off A131 London Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*21/03016/VAR (APPROVED)	Great Notley	Braintree District Council	Variation of Condition 1 (Approved Plans) of permission 20/01503/VAR granted 09/12/2020. Variation would allow - Minor amendment to the siting of the western spur of the southern roundabout, Horizon 120 Business Park, off A131 London Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*21/03551/REM (APPROVED)	Helions Bumpstead	Mann Enterprises Properties Ltd	Application for the approval of reserved matters (in respect of access, appearance, landscaping, layout and scale) pursuant to outline planning permission 15/01477/OUT granted 05.10.2016 for the construction of a commercial building for B8 storage and distribution purposes and associated infrastructure and landscaping, land at Haverhill Business Park, Phoenix Road.

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

Additional Condition

6. No above ground development shall commence until an Electric Vehicle Charging Strategy to demonstrate the provision of at least three electric vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the development and thereafter retained.

Additional Information to Applicant

2. The importance of localised renewable energy generation was discussed by Members of the Planning Committee during the consideration of this application, this is particularly in light of the Council's Climate Change Emergency declaration in July 2019 and its target to be carbon neutral as a Council as far as practical by 2030, as well as supporting our communities to reduce the impacts of climate change across the Braintree District. The applicant is therefore encouraged to consider the utilisation of renewable energy equipment, including the installation of solar photovoltaic panels to the roof, and to engage with Officers by way of the Planning Pre-Application service to discuss how this could be achieved.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*21/03608/REM (APPROVED)	Braintree	Dandara Eastern	Application for approval of Reserved Matters for appearance, landscaping, layout and scale for the ecological mitigation area at the northern end of the site (Phase 0) pursuant to outline planning permission 19/00786/OUT granted on 09.04.2021, Towerlands, Panfield Road.

128 PLANNING APPLICATION REFUSED

DECISION: That the undermentioned planning application be refused for the 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>
*21/03053/OUT (REFUSED)	Cressing	Rainier Developments Limited and Mr Nicholas Cousins	Outline planning permission with all matters reserved apart from access, for the residential development of up to 35 dwellings (including 40% affordable housing), with vehicular access, areas

of landscaping and public open space, land East of Braintree Road.

The Planning Committee refused the above-mentioned application, subject to the amendment of Reason No. 1 as follows:-

Reason for Refusal

1. The proposed development is located outside of a defined development boundary. In such locations, only proposals that are compatible with and appropriate to the countryside will be permitted. The proposal is not one of those forms of development and therefore represents an encroachment into the countryside and an unacceptable form of urbanisation of the rural setting of Cressing, to the detriment of local landscape character. The proposed development would conflict with the adopted local policies which recognise the site as a verdant gap and countryside gap integral to the village's organic evolution and as an area of important visual, physical and spatial relief from urban form. The proposed development would lead to a coalescence of dwellings on the eastern side of the B1018, which conflicts with the historical pattern of development in the village and results in the urbanisation of a locally important open space. This would be detrimental to the character and appearance of the local area, and would conflict with the spatial strategy set out in the Adopted Braintree District Section 1 Local Plan and the Adopted Cressing Parish Neighbourhood Plan (2020). The proposal is therefore contrary to Policies RLP2, RLP53, RLP80 and RLP90 of the Adopted Braintree District Local Plan Review (2005), Policies CS5, CS7 and CS8 of the Adopted Core Strategy (2011), Policies SP1, SP3 and SP7 of the Adopted Braintree District Shared Strategic Section 1 Local Plan (2021), and Emerging Policies LPP1 and LPP44 of the Section 2 Local Plan (2017).

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 8.45pm.

Councillor Mrs W Scattergood
(Chairman)