

Minutes

Planning Committee 26th March 2024



Present

Councillors	Present	Councillors	Present
J Abbott	Yes	A Hooks	Apologies
J Beavis	Yes	A Munday	No
L Bowers-Flint	Yes	I Parker (Chairman)	Yes
T Diamond	Yes	F Ricci	Yes
M Fincken	Apologies	P Schwier	Yes
J Hayes	Apologies	G Spray	Apologies
D Holland	Yes		

Substitutes

Councillor K Bowers attended the meeting as a substitute for Councillor J Hayes.
Councillor G Prime attended the meeting as a substitute for Councillor G Spray.
Councillor M Thorogood attended the meeting as a substitute for Councillor M Fincken.
Councillor R Wright attended the meeting (from 7.17pm) as a substitute for Councillor A Hooks.

69 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

Councillor K Bowers declared a non-pecuniary interest in Application No. 23/02329/FUL - Land South of Haygreen Road, Witham and Application No. 23/02765/FUL - 1 Turing Court, Great Notley in his role as the Council's Cabinet Member for Resources and Performance. Councillor Bowers left the meeting when the applications were considered and determined.

Councillor F Ricci declared a non-pecuniary interest in Application No. 23/02086/FUL - Electric Sub Station, Braintree Road, Cressing as the applicant, who was also speaking at the meeting during Question Time, was known to him in her former employment role. Councillor Ricci declared a non-pecuniary interest also in Application No. 23/02329/FUL - Land South of Haygreen Road, Witham as, in his former role as the Council's Cabinet Member for Communities, he had been involved with plans for a community building which was the subject of the application.

Councillor Ricci left the meeting when the applications were considered and determined.

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.

70 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 5th March 2024 be approved as a correct record and signed by the Chairman.

71 **QUESTION TIME**

INFORMATION: One statement was made about the following application. The statement was made immediately prior to the Committee’s consideration of the application.

Application No. 23/02086/FUL – Electric Sub Station, Braintree Road, Cressing

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

72 **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>
*22/01303/FUL (APPROVED)	Hatfield Peverel	Mr I Hilton, Countryside Leisure Ltd	Demolition of existing buildings in commercial use and the erection of single storey building (1028sqm) to provide for vehicle showroom (Class Sui Generis), caravan MOTs (Class B2), and parts centre, Countryside Leisure Ltd, Maldon Road.

The Committee approved this application, subject to the amendment of Condition No. 5 and the addition of an Informative as follows:-

Amended Condition

5. Prior to installation, details of any proposed external lighting to the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles, luminaire profiles and energy efficiency measures). All lighting shall be installed, retained and operated in accordance with the approved details. There shall be no other sources of external illumination.

Additional Informative

3. The applicant is strongly encouraged to review the existing lighting installed at the site, in particular the existing lighting to the wider site boundaries, to consider if a more sympathetic approach to this rural setting could be incorporated.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*23/00707/FUL (APPROVED)	Witham	Mr Paul Batholomew	Erection of 6no. 2 storey dwellings (4no. detached dwellings and a semi-detached pair) with associated parking and residential curtilages. Creation of a new vehicular access, land North of Conrad Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*23/02086/FUL (APPROVED)	Cressing	Ms Rachel Ness, Clearstone Energy Limited	Proposed underground cables and associated works on land between Blackley Road, east of Willows Green and Braintree Sub Station (B1018), Electric Sub Station, Braintree Road.

The Committee approved this application, subject to the amendment of Condition No. 8 as follows:-

Amended Condition

8. Prior to the commencement of development and notwithstanding the details set out in the submitted Arboricultural Impact Assessment (January 2024) and associated Weddles Letter (29th January 2024) (including the tree protection measures contained therein) a revised and more detailed full Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include full details regarding working methods and arboricultural supervision and accompanying plans as would normally be expected when submitting a Tree Protection Plan.

The development shall only proceed in accordance with the approved details.

Councillor F Ricci declared a non-pecuniary interest in this application and he left the meeting when it was considered and determined.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*23/02329/FUL (APPROVED)	Witham	Braintree District Council	Proposed new community building, with associated landscaping and car parking, land South of Haygreen Road.

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

Amended Conditions

2. The development hereby permitted shall only be implemented in accordance with the approved plan(s) / document(s) listed above, except as follows:
- The footpath link as shown on Drawing No. MALTLN-IWD-XX-XX-DR-A-2000 REV C02 is not approved.
 - The blue coloured render as shown on Drawing No. MALTLN-IWD-XX-XX-DR-A-1004 REV P5 is not approved.
 - The soft landscaping shown on Drawing No.1365-01 is not approved.
3. No above ground development shall commence until a schedule and samples of the types and colour of the materials to be used in the external finishes of the building(s) hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This shall include an alternative colour to the initially proposed (but not approved due to being considered unacceptable) blue render identified on Drawing No. MALTLN-IWD-XX-XX-DR-A-1004 REV P5.

The development shall only be implemented in accordance with the approved details and permanently retained as such.

Additional Conditions

16. Prior to the commencement of the development of the car park and/or any above ground development, an electric vehicle charging strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
17. Prior to the commencement of the development of the car park and/or any above ground development, a revised and improved (particularly with regard to increasing the number of proposed trees to be planted) scheme of soft landscaping, to include a landscape plan and a landscape specification document shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall incorporate a detailed specification including plant/tree types (which should include climate change proof species) and sizes, plant numbers and distances, soil specification, seeding and turfing treatment and method of laying where appropriate. The scheme shall also include details of how the planting will be irrigated and details of how newly planted trees located in the car park will be protected (whilst avoiding the creation of any trip hazards to car park users).

All planting, seeding, or turfing contained in the approved details of the landscaping scheme shall be carried out in the first planting and seeding seasons after the commencement of the development. Any trees or plants which die, are removed, or become seriously damaged, or diseased within a period of 5 years from the completion of the development shall be replaced in the next planting season with others of a similar size and species.

Additional Informatives

1. The applicant is advised that any application to discharge Condition 3 of this planning permission will need to be determined by the Planning Committee.
2. The applicant is strongly encouraged to consider how additional renewable energy measures can be incorporated into the proposed scheme.

Councillor K Bowers and Councillor F Ricci each declared a non-pecuniary interest in this application and they left the meeting when it was considered and determined.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*23/02765/FUL (APPROVED)	Great Notley	CareCo UK Ltd	Change of use from Office (Use Class E(g)(i))/ Warehousing (Use Class B8)/ Display to Office (Use Class E(g)(i))/ Warehousing (Use Class B8)/ Display and Retail Sale (Use Class E(a)) and collection of medical/ disability aids from the existing Display Area, 1 Turing Court.
Councillor K Bowers declared a non-pecuniary interest in this application and he left the meeting when it was considered and determined.			

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*24/00085/HH (APPROVED)	Colne Engaine	Mrs Suzanne Kerr	Single storey side and rear extension, 25 Church Street.

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 9.15pm.

Councillor I Parker
(Chairman)