

Minutes

Planning Committee 5th April 2022



Present

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

Substitutes

Councillor A Hensman attended the meeting as a substitute for Councillor K Bowers.
Councillor Mrs S Wilson attended the meeting as a substitute for Councillor J Wrench.

129 **DECLARATIONS OF INTEREST**

INFORMATION: There were no interests declared.

130 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 22nd March 2022 be approved as a correct record and signed by the Chairman.

131 **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. 20/02128/REM - Land adjacent to Watering Farm, Coggeshall Road, Kelvedon

Application No. 21/03231/REM - Towerlands, Panfield Road, Braintree

Application No. 21/03625/FUL – Cardinal Works, rear of 48 Bradford Street, Braintree

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

132 **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>
*21/02718/REM (APPROVED)	Halstead	Mr James Wicks	Application for the approval of reserved matters (in respect of appearance and landscaping) pursuant to outline planning permission 19/02304/OUT granted 23.04.21 for the erection of four x 2 bed houses, five x 4/5 bed houses, 12 flats and 10 commercial units for class B1(a) office purposes, Plc Hunwick Ltd, Kings Road.

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

Additional Condition

4. Notwithstanding the details included within the approved landscaping plan, prior to the commencement of any above ground works, details of the species of the two trees proposed to the rear of plots 13 and 15 shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the tree planting shall be carried out in accordance with these approved details only.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*21/03231/REM (APPROVED)	Braintree	Dandara Eastern	Application for approval of Reserved Matters for appearance, landscaping, layout and scale for Phase 1, comprising 168 no. two, three, four and five bedroom

houses plus associated parking and landscaping, together with public open space, a play area, sustainable drainage infrastructure and the first section of the spine road from the Panfield Lane entrance, pursuant to outline planning permission 19/00786/OUT, Towerlands, Panfield Road.

In considering this application Members of the Planning Committee were advised that the Health and Safety Executive and Essex County Council SUDs had been requested to confirm that they did not object to the proposal. It was reported that Essex County Council SUDs had confirmed that they did not object, but confirmation had not been received from the Health and Safety Executive.

The Committee approved this application, subject to the Health and Safety Executive confirming that they have no objection.

133 **SECTION 106 AGREEMENT**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/02128/REM (APPROVED)	Kelvedon	Parker Strategic Land	Submission of the reserved matters pursuant to outline planning permission 17/02271/OUT for the creation of 35 one, two, three and four bedroom houses and apartments plus associated roads, parking, open space and landscaping, land adjacent to Watering Farm, Coggeshall Road.

DECISION: That, subject to the applicant entering into a suitable legal agreement pursuant to Section 106 of the Town and County Planning Act 1990 (as amended) to cover the following Heads of Term (as amended below):

- **Habitat Regulations Assessment/Ramsar:** To secure a financial contribution of £137.30 per dwelling (index linked) towards off-site visitor management mitigation measures for the Ramsar sites in accordance with the Habitat Regulations Assessment.

- **Refuse Vehicles:** To secure indemnity for refuse vehicles using the private roads.

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.

The Committee approved this application, subject to a Head of Term of the Section 106 Agreement being updated and to the amendment of the Approved Plans as follows:-

Updated Head of Term

Habitat Regulations Assessment/Ramsar: To secure a financial contribution of £137.30 per dwelling (index linked) towards off-site visitor management mitigation measures for the Ramsar sites in accordance with the Habitat Regulations Assessment.

Amended Approved Plans

The deletion of Approved Plans:-

WN002-HT-14
WN002-HT-13A
WN002-HT-02 REVB
G-JCN 1654 20B

The amendment of Approved Plan:-

JCN/1654/20 REV to JCN/1654/20 REV C

134 **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>
*21/03625/FUL (REFUSED)	Braintree	Mr L McNamee, A & D Period Renovation Ltd	Change of use from Offices (Use Class E) to a residential use (Use Class C3) consisting of 11 x 1 bed, 2 x 2 bed (total 13 residential units) with associated car parking, amenity space and covered cycle storage, Cardinal Works, rear of 46 Bradford 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 9.00pm.

Councillor Mrs W Scattergood
(Chairman)