

Minutes

Planning Committee 27th April 2021



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 Zoom and YouTube.

Present

Councillors	Present	Councillors	Present
J Abbott	Apologies	F Ricci	Yes
K Bowers	Yes	Mrs W Scattergood (Chairman)	Yes
P Horner	Yes	P Schwier	Apologies
H Johnson	Apologies	Mrs G Spray	Yes
D Mann	Yes	N Unsworth	Apologies
A Munday	Yes (until 8.33pm)	J Wrench	Yes
Mrs I Parker	Apologies		

1 DECLARATIONS OF INTEREST

INFORMATION: The following interests were declared:-

Councillor A Munday declared a disclosable pecuniary interest in Application No. 21/00343/VAR - Crescent View, 2A Forge Crescent, Bradwell as he was the applicant and a director of the company which owned the property. Councillor Munday did not take part in the meeting when this application was considered and determined.

Councillor Mrs W Scattergood declared a non-pecuniary interest in Application No. 19/02196/FUL - Land at Cut Throat Lane, Witham as the applicant's agent had contacted her asking for assistance in getting the application onto a Planning Committee Agenda for consideration. Councillor Mrs Scattergood stated that she had not discussed the application, or declared a view on it.

Councillor Mrs G Spray declared a non-pecuniary interest in Application No. 19/02196/FUL - Land at Cut Throat Lane, Witham as the applicant's agent had contacted her asking for assistance in getting the application onto a Planning Committee Agenda for consideration. Councillor Mrs Spray stated that she had not discussed the application, or declared a view on it.

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.

2 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 13th April 2021 be approved as a correct record.

3 **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 either by the registered speaker or by the Council's Governance and Member Services Officer immediately prior to the consideration of the applications.

Application No. 19/02196/FUL - Land at Cut Throat Lane, Witham

Application No. 20/01739/FUL - Park Gate Farm, Park Road, Rivenhall

Application No. 20/02161/FUL - Kelsale, White Horse Lane, Witham

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

4 **PLANNING APPLICATION WITHDRAWN**

INFORMATION: The Committee was advised that the under-mentioned planning application had been withdrawn by the applicant. 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>
*20/02109/FUL (WITHDRAWN)	Great Yeldham	Mr D Hilton	Retention of Fishery Manager's temporary dwelling and fish hatchery, Fishing Lakes, Great Yeldham Hall, Toppesfield Road.

5 **PLANNING APPLICATIONS APPROVED**

Planning Application No. 20/01489/HH - 44 Western Road, Silver End was determined en bloc.

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>
*19/02196/FUL (APPROVED)	Witham	Mr Phil Silk	Development of a standby gas powered generation facility, incorporating improved access provision, internal access tracks, security fence, gas generators and associated infrastructure, land at Cut Throat Lane.
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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/01489/HH (APPROVED)	Silver End	Mrs Claydon	Replacement of windows and door to front elevation, 44 Western Road.
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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/01739/FUL (APPROVED)	Rivenhall	Mr Oliver Brice	Redevelopment of site involving the conversion of existing buildings and erection of new buildings to provide 7 single-storey office buildings to provide 916sqm of Use Class E floorspace, with associated plant room, car and cycle parking, outdoor amenity space, landscaping and surface water attenuation basin, Park Gate Farm, Park Road.
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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/02161/FUL (APPROVED)	Witham	Worster	Erection of single-storey 1 bedroom detached bungalow

adjacent to existing property,
Kelsale, White Horse Lane.

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

Information to Applicant

1. Should you require to move or alter the existing electricity pole outside of the site you will need to contact UK Power Networks before any work can take place. More information can be found on the link below:

<https://www.ukpowernetworks.co.uk/electricity/divert-over70kva>

Witham Town Council submitted a written statement against this application, which was read to the Committee by the District Council's Governance and Member Services Officer prior to the consideration of the application.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*21/00343/VAR (APPROVED)	Bradwell	Ashlong Developments Ltd	Variation of Condition 2 (Approved Plans) and removal of Condition 3 (Samples), Condition 4 (Boundary Treatment), Condition 8 (Dust & Mud Control Scheme) of permission 17/01187/FUL granted 21.11.2017 for erection of dwelling with off road parking. Variation would allow:- increase in building height and solar panels, Crescent View, 2A Forge Crescent.

Members of the Planning Committee were advised that some of the text on page 91 of the published Agenda relating to this application was missing and that there was a typographical error on page 92 of the Agenda.

The missing text related to the 'Policy Considerations' part of the report and it should read as follows:-

Braintree District Shared Strategic Section 1 Local Plan (2021)

SP1 Presumption in Favour of Sustainable Development

- SP2 Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)
- SP4 Meeting Housing Needs
- SP7 Place Shaping Principles

Braintree District Draft Section 2 Local Plan (2017)

- LPP1 Development Boundaries
- LPP37 Housing Type and Density
- LPP44 Sustainable Transport
- LPP45 Parking Provision
- LPP50 Built and Historic Environment
- LPP51 An Inclusive Environment
- LPP55 Layout and Design of Development

The typographical error related to the part of the report referring to the response received from 'Bradwell Parish Council' where the word 'damn' should read 'damp'.

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 8.41pm.

Councillor Mrs W Scattergood
(Chairman)