

# Minutes

## Planning Committee 23rd November 2021



### Present

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

### 82 **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. 21/00585/HH - 18 Grange Hill, Coggeshall and Application No. 21/00586/LBC - 18 Grange Hill, Coggeshall as the applicant was an Elected Member of Braintree District Council, who was known to them.

Councillor Mrs J Beavis declared a personal-pecuniary interest in Application No. 21/00585/HH - 18 Grange Hill, Coggeshall and Application No. 21/00586/LBC - 18 Grange Hill, Coggeshall as the applicant was a friend and colleague. Councillor Mrs Beavis left the meeting when the applications were considered and determined.

Councillor F Ricci declared a non-pecuniary interest in Application No. 21/01478/VAR - Highfields, 224 London Road, Great Notley in his capacity as Vice-Chairman of Great Notley Parish Council, which had submitted representations about the application. Councillor Ricci stated that he had not been in attendance at the Parish Council's meeting when the application had been discussed.

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.

83 **MINUTES**

**DECISION:** It was reported that the Minutes of the meetings of the Planning Committee held on 28th September 2021, 12th October 2021, 26th October 2021 and 2nd November 2021 were not available for approval.

84 **QUESTION TIME**

**INFORMATION:** There was one statement made about the following application. The person who had registered to participate during Question Time made their statement immediately prior to the Committee's consideration of the application.

Application No. 21/01478/VAR - Highfields, 224 London Road, Great Notley

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

85 **PLANNING APPLICATIONS APPROVED**

Planning Application No. 21/02912/HH - 26 High Garrett 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. Details of these planning applications are contained in the Register of Planning Applications.

<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*21/00585/HH (APPROVED)	Coggeshall	Councillor Tom Walsh	Single-storey rear extension and internal alterations, 18 Grange Hill.

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<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*21/00586/LBC (APPROVED)	Coggeshall	Councillor Tom Walsh	Single-storey rear extension and internal alterations, 18 Grange Hill.

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<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*21/01478/VAR (APPROVED)	Great Notley	South East Developments Ltd	Variation of Condition 2 (Approved Plans) of permission 15/00176/FUL granted 19/06/2015 for: Demolition of former farm shop, piggeries, vacant dwelling and existing recreation room and erection of 6 No. detached houses with associated new access to London Road, private access road, turning head, garages and car parking spaces, foul and surface drainage and landscaping. Variation would allow: - Variation of house types and finishes. - Changes to the access / internal road layout, Highfields, 224 London Road.

In considering this application, the Members of the Planning Committee received an updated report regarding the Council's five year housing land supply position and the planning balance of the application.

It was reported that since the publication of the Agenda for this meeting of the Planning Committee, the Council had received an appeal decision relating to land North of Station Road, Earls Colne (APP/Z1510/W/21/3267825). In the decision letter the Inspector had concluded from the evidence put forward that the Council could not demonstrate a five year supply of housing land and he considered that the supply was between 4.7 and 4.9 years.

However, the Council had subsequently reviewed its housing land supply position and, based on current evidence, it was considered that there was a deliverable supply for a period of 5.27 years. As such, it was considered that the 'tilted balance' pursuant to Paragraph 11 (d) of the National Planning Policy Framework did not have to be engaged when determining the application.

The Planning Development Manager had re-considered the planning balance of the application based on the change to the housing land supply position and it was considered that the recommendation for approval should be maintained.

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<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*21/02430/ADV (APPROVED)	Witham	Braintree District Council	2 No. non-illuminated roundabout sponsorship signs, Roundabout North of Mayland House, The Grove.

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<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*21/02431/ADV (APPROVED)	Witham	Braintree District Council	2 No. non-illuminated roundabout sponsorship signs, Roundabout at Gershwin Boulevard, Maltings Lane.

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<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*21/02545/FUL (APPROVED)	Braintree	C/o Euro Car Parts Ltd	Retention of change of use from Use Class B2 (Industrial) to Use Class B8 (Storage & distribution) with ancillary trade counter, 3 Springwood Court.

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<b><u>Plan No.</u></b>	<b><u>Location</u></b>	<b><u>Applicant(s)</u></b>	<b><u>Proposed Development</u></b>
*21/02912/HH (APPROVED)	High Garrett	Mr and Mrs Howard and Ranson	Erection of first-floor rear extension over existing, and single-storey rear extension, 26 High Garrett.

## 86 **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>
*21/00929/OUT (REFUSED)	Ridgewell	Q Developments Ltd	Outline planning permission with all matters reserved apart from access for development of up to 24 dwellings including details of access into and within the site, parking arrangements, garages, open space, landscaping, drainage measures and all other associated works, land South of Chapel Road.

In considering this application, the Members of the Planning Committee received an updated report regarding the Council's five year housing land supply position and the planning balance of the application.

It was reported that since the publication of the Agenda for this meeting of the Planning Committee, the Council had received an appeal decision relating to land North of Station Road, Earls Colne (APP/Z1510/W/21/3267825). In the decision letter the Inspector had concluded from the evidence put forward that the Council could not demonstrate a five year supply of housing land and he considered that the supply was between 4.7 and 4.9 years.

However, the Council had subsequently reviewed its housing land supply position and, based on current evidence, it was considered that there was a deliverable supply for a period of 5.27 years. As such, it was considered that the 'tilted balance' pursuant to Paragraph 11 (d) of the National Planning Policy Framework did not have to be engaged when determining the application.

The Planning Development Manager had re-considered the planning balance of the application based on the change to the housing land supply position and it was considered that the recommendation for refusal should be maintained. Furthermore, it was considered that even if the 'tilted balance' was to be engaged, the adverse impacts of the proposal would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework taken as a whole and that the application should therefore be refused.

The Committee refused this application, subject to the amendment of Reason No. 2 as follows:-

#### Amended Reason

2. The proposed development, by reason of failing to provide adequate visibility splays and by failing to provide a safe connection to the existing public footpath

network, would represent an unacceptable degree of hazard to all users of the highway, particularly the cars and pedestrians seeking to access and egress the application site. The proposal therefore would be to the detriment of highway safety contrary to Policy RLP90 of the Adopted Braintree District Local Plan Review (2005), Policy CS7 of the Adopted Core Strategy (2011), emerging Policy LPP55 of the Section 2 Local Plan (2017), and Policies DM1 and DM9 of the Highway Authority's Development Management Policies (2011).

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 8.11pm.

Councillor Mrs W Scattergood  
(Chairman)