

Minutes

Planning Committee

28th November 2017



Present

| Councillors | Present | Councillors | Present |
|--------------------|-----------|------------------------------|---------|
| K Bowers | Yes | Mrs I Parker | Yes |
| Mrs L Bowers-Flint | Yes | R Ramage | Yes |
| T Cunningham | Yes | F Ricci | Yes |
| P Horner | Yes | Mrs W Scattergood (Chairman) | Yes |
| H Johnson | Yes | P Schwier | Yes |
| D Mann | Yes | Mrs G Spray | Yes |
| Lady Newton | Apologies | | |

78 **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. 17/01700/FUL - 61 Bridport Way, Braintree as Mr J Baugh, the applicant's agent was known to them as an Elected Member of Braintree District Council.

Councillor H Johnson declared a non-pecuniary interest in Application Nos. 17/01066/OUT and 17/01067/OUT - Land to the West of Hedingham Road, Gosfield as Mrs Susan Aim, who was speaking at the meeting during Question Time was known to him.

Councillor R Ramage declared a substantive non-pecuniary interest in Application No. 17/01542/FUL - 62 Pitt Avenue, Witham as his daughter was the applicant. Councillor Ramage left the meeting when the application was 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.

79 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 7th November 2017 be approved as a correct record and signed by the Chairman.

80 **QUESTION TIME**

INFORMATION: There were six statements made. Details of the people who spoke at the meeting are contained in the Appendix to these Minutes. Those people who had registered to speak about a planning application spoke immediately prior to the consideration of the application.

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

81 **PLANNING APPLICATION WITHDRAWN FROM THE AGENDA**

INFORMATION: The Committee was advised that as Hatfield Peverel Parish Council had withdrawn its objection to the following application, it would be determined by the Development Manager in accordance with the Council's Scheme of Delegation. 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> |
|------------------------------|------------------------|----------------------------|--|
| *17/01843/FUL (WITHDRAWN) | Hatfield Peverel | Miss Toni Brennand | Erection of single storey side extension, 51 Priory Farm Road. |

82 **PLANNING APPLICATION APPROVED**

DECISION: That the undermentioned planning application 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 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> |
|-----------------------------|------------------------|------------------------------|--|
| *17/01700/FUL (APPROVED) | Braintree | Mr Thambirajah Guhasuthan | Extension and enclosure of existing open porch to front of property, 61 Bridport Way. |

83 **SECTION 106 AGREEMENTS**

| <u>Plan No.</u> | <u>Location</u> | <u>Applicant(s)</u> | <u>Proposed Development</u> |
|-----------------------------|------------------------|----------------------------|---|
| *17/00610/OUT (APPROVED) | Gosfield | Marden Homes Ltd | Outline planning application for up to 19 dwellings with associated access, parking, garaging, landscaping and amenity space, land South of The Limes. |

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

- **Affordable Housing** – 40% of units on site to be affordable housing, with a final mix to be agreed at the reserved matters stage, but with 70/30% ratio of affordable rent over shared ownership.
- **Open Space Contribution** – A financial contribution towards open space, based upon a formula set out in the Supplementary Planning Document.

the Development Manager be authorised to grant planning permission for the above development in accordance with the approved plans and the conditions and reasons set out in the report. Alternatively, in the event that a suitable planning obligation is not agreed within three calendar months of the date of the Planning Committee's decision, the Development Manager be authorised to refuse planning permission. Details of this planning application are contained in the Register of Planning Applications.

Councillor Bob Waters, representing Gosfield Parish Council, attended the meeting and spoke against this application.

| <u>Plan No.</u> | <u>Location</u> | <u>Applicant(s)</u> | <u>Proposed Development</u> |
|-----------------------------|-----------------|---------------------|--|
| *17/01066/OUT (APPROVED) | Gosfield | Baylight Ltd | Outline application with all matters reserved except for access for the erection of up to 35 dwellings - Access via Meadway, land to the West of Hedingham Road. |

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

- **Affordable Housing** – 40% of units on site to be affordable housing, with a final mix to be agreed at the reserved matters stage, but with 70/30% ratio of affordable rent over shared ownership.
- **Open Space Contribution** – A financial contribution towards allotments and sports provision, based upon a formula set out in the Supplementary Planning Document. The provision of public open space on the developable area, between the development and listed building. The land on the Western part of the site (approx. 2.6 hectares) shall be public open space. Provision for on-going arrangements for the management and maintenance of all open space provided.

- **Education** - A contribution towards primary school places and a secondary transport contribution in accordance with Essex County Council's formula.

the Development Manager be authorised to grant planning permission for the above development in accordance with the approved plans 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 date of the Planning Committee's decision, the 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 the additional, proposed site plan Plan Ref: 255-PL-10_B being added to the list of Approved Plans.

Councillor Bob Waters, representing Gosfield Parish Council, attended the meeting and spoke against this application.

84 **PLANNING APPLICATIONS REFUSED**

DECISION: That the undermentioned planning applications be refused for the reasons contained in the Development Manager's report. 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> |
|----------------------------|------------------------|----------------------------|---|
| *17/01067/OUT (REFUSED) | Gosfield | Baylight Ltd | Outline application with all matters reserved except for access for the erection of up to 35 dwellings - Access via Hedingham Road, land to the West of Hedingham Road. |

Councillor Bob Waters, representing Gosfield Parish Council, attended the meeting and spoke against this application.

| <u>Plan No.</u> | <u>Location</u> | <u>Applicant(s)</u> | <u>Proposed Development</u> |
|----------------------------|------------------------|----------------------------|--|
| *17/01542/FUL (REFUSED) | Witham | Miss Emily Ramage | Change of use of communal grass area to rear private garden, 62 Pitt Avenue. |

PLEASE NOTE: The full list of standard conditions and reasons can be viewed at the office of the 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 8.30pm.

Councillor Mrs W Scattergood
(Chairman)

APPENDIX

PLANNING COMMITTEE

28TH NOVEMBER 2017

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application No. 17/00610/OUT - Land South of The Limes, Gosfield
 - (i) Statement by Councillor Bob Waters, for Gosfield Parish Council, c/o Mrs J Beavis, Clerk to Gosfield Parish Council, Easter Cottage, Park Hall Road, Gosfield (Objector)
 - (ii) Statement by Mr James Firth, Strutt and Parker LLP, Coval Hall, Rainsford Road, Chelmsford (Agent)
- 2 Statements Relating to Application Nos. 17/01066/OUT and 17/01067/OUT - Land to the West of Hedingham Road, Gosfield
 - (i) Statement by Mrs Susan Aim, 17 Highlands, Gosfield (Objector)
 - (ii) Statement by Councillor Bob Waters, for Gosfield Parish Council, c/o Mrs J Beavis, Clerk to Gosfield Parish Council, Easter Cottage, Park Hall Road, Gosfield (Objector)
 - (iii) Statement by Mr Michael Calder, Phase 2 Planning, 250 Avenue West, Great Notley (Agent)
- 3 Statement Relating to Application No. 17/01542/FUL - 62 Pitt Avenue, Witham

Statement by Miss Emily Ramage, 62 Pitt Avenue, Witham (Applicant)