

Minutes

Planning Committee

25th May 2021



Present

Councillors	Present	Councillors	Present
J Abbott	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	N Unsworth	Apologies
A Munday	Yes	J Wrench	Apologies
Mrs I Parker	Yes		

Substitutes

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

Councillor Mrs J Pell attended part of the meeting in her capacity as an elected Member of Halstead Town Council. Councillor Mrs Pell read a written statement during Question Time on behalf of the Town Council against Application No. 20/02238/REM - Land West of Mount Hill, Halstead.

At the commencement of the meeting, Councillor Mrs W Scattergood, the Chairman of the Planning Committee was pleased to welcome Councillor A Hensman, Councillor P Thorogood and Councillor Mrs S Wilson, who had recently been appointed to the Committee as Substitute Members.

10 **DECLARATIONS OF INTEREST**

INFORMATION: The following interest was declared:-

Councillor Mrs W Scattergood declared a joint non-pecuniary interest in Application No. 20/02238/REM - Land West of Mount Hill, Halstead as Councillor Mrs J Pell, who was speaking at the meeting during Question Time on behalf of Halstead Town Council, was an Elected Member of Braintree District Council and she was known to them.

In accordance with the Code of Conduct, Councillors remained in the meeting and took part in the discussion when the application was considered.

11 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 11th May 2021 be approved as a correct record and signed by the Chairman.

12 **QUESTION TIME**

INFORMATION: There were three statements made about the following matter. 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 by the registered speakers immediately prior to the consideration of the application.

Application No. 20/02238/REM - Land West of Mount Hill, Halstead

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

13 **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>
*20/01754/FUL (APPROVED)	Witham	GHL (Witham) Developments Ltd	Demolition of existing buildings and erection of two warehouse buildings to provide multiple industrial units, with ancillary mezzanines, of flexible use (Use Class B2, B8, E(g)), retention of existing vehicular accesses off Freebournes Road and Wheaton Road with reconfigured car parking, service yards and associated landscaping, 14 Freebournes Road.

The Committee approved this application, subject to the amendment of Condition Nos.14 and 15 and to an additional Information to Applicant as follows:-

Amended Conditions

14. Prior to the installation of any external lighting at the site, a lighting design scheme to protect amenity, the night-time landscape and biodiversity shall be submitted to and approved by the Local Planning Authority.

The scheme shall identify those features on, or immediately adjoining the site, that are particularly sensitive for bats including those areas where lighting could cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas of the development that are to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme and retained thereafter in accordance with the scheme.

Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

15. Prior to construction above ground level details of all photovoltaic roof panels to be erected at the site, including their location, height, orientation and appearance shall be submitted to and approved in writing by the Local Planning Authority.

The approved photovoltaic roof panels shall be installed and capable of generating electricity prior to the first beneficial use of the building on which they are installed in accordance with the approved details and the panels installed shall thereafter be permanently retained as such.

Additional Information to Applicant

2. In seeking to discharge the external lighting scheme condition you are advised that the details submitted should seek to minimise light spillage and pollution, cause no unacceptable harm to natural ecosystems, maximise energy efficiency and cause no significant loss of privacy, or amenity to nearby residential properties and no danger to pedestrians, or road users. Light units should be flat to ground and timer / sensor controls should also be included as appropriate. The applicant is invited to consult with the Local Planning Authority prior to the formal submission of details.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/02238/REM (APPROVED)	Halstead	c/o Agent Pegasus Group	Reserved matters (appearance and landscaping) pursuant to outline planning application ref: 18/00774/OUT for the erection of 71 dwellings with associated garages, garden curtilages, a Sustainable Urban Drainage System (SUDS), public open space, hard and soft landscaping, land West of Mount Hill.

The Committee approved this application, subject to the applicant making an upfront Habitat Regulations Assessment payment of £8,916.18; and to the amendment of Condition No. 5 and the addition of a Drawing No. to the list of Approved Plans as follows:-

Amended Condition

5. Prior to the implementation of the landscaping scheme hereby approved a watering and maintenance regime shall be submitted to and approved in writing by the Local Planning Authority. Once approved the watering and maintenance of the landscaping scheme shall be carried out in accordance with these details. The approved landscaping scheme shall be carried out during the first available planting season after the commencement of the development. Any trees or plants which die, are removed, or become seriously damaged, or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size and species.

Amended Approved Plans

Additional Drawing No:-

House Types – Plan Ref: SB005-07 Rev D

Halstead Town Council submitted a written statement against this application, which was read to the Committee by Town Councillor Mrs J Pell prior to the consideration of the application.

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 8.40pm.

Councillor Mrs W Scattergood
(Chairman)