

# Minutes

## Planning Committee 25th January 2022



### 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		

### 104 **DECLARATIONS OF INTEREST**

**INFORMATION:** The following interest was declared:-

Councillor Mrs G Spray declared a non-pecuniary interest in Application No. 20/02205/REM - land South of Halstead Road, Earls Colne as she had given practical advice to Earls Colne Parish Council and residents regarding the application. Councillor Mrs Spray stated that she had not expressed a view about the application.

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

### 105 **MINUTES**

**DECISION:** That the Minutes of the meeting of the Planning Committee held on 11th January 2022 be approved as a correct record and signed by the Chairman.

It was reported that the Minutes of the meeting of the Planning Committee held on 14th December 2021 were not available for approval.

### 106 **QUESTION TIME**

**INFORMATION:** One statement was made about the following application:-

Application No. 20/02205/REM - Land South of Halstead Road, Earls Colne

Due to on-going issues relating to the Covid-19 pandemic, the person who had registered to participate during Question Time joined the meeting via Zoom.

However, because of a technical fault Councillors and Officers present in the Council Chamber at Causeway House, Braintree were unable to hear the participant, although they could see her. The participant was unable to view or hear the meeting properly. In the circumstances, the Council's Governance and Member Services Officer read the written statement, which had been submitted by the participant, immediately prior to the Committee's consideration of the application.

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

#### 107 **PLANNING APPLICATION WITHDRAWN FROM THE AGENDA**

**INFORMATION:** The Committee was advised that the under-mentioned planning application had been withdrawn from the Agenda as an issue had been highlighted regarding the site access and the location plan submitted with the application. It was anticipated that the application would be reported to a future meeting of the Planning Committee. Details of this planning application 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>
*21/00250/FUL (WITHDRAWN)	Colne Engaine	Assouline Dressage	Erection of stables and covered equine arena with associated parking and access road, land adjacent to Nightingales Farm, Brickhouse Road.

#### 108 **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 Planning Development Manager's report, as amended below. Details of this planning application 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>
*20/02205/REM (APPROVED)	Earls Colne	Persimmon Homes Essex	Reserved Matters (relating to scale, appearance, layout and landscaping) made pursuant to Outline Planning Permission ref:

15/01580/OUT for 80 dwellings, open space and associated ancillary works, land South of Halstead Road.

Members of the Planning Committee were advised that they had considered this application previously on 20th July 2021 and 14th September 2021. On 20th July 2021 the Committee had agreed to grant the application, subject to the amendment of Condition No. 4 and the addition of three Conditions (Nos. 8, 9 and 10). On 14th September 2021 the Committee had considered a revised application which included the provision of a foul water pumping station. The Committee had agreed to defer determining the application due to the possible impact of the pumping station on neighbouring amenity.

The applicant had subsequently amended the application and it was now proposed that the pumping station should be re-located to the Southern tip of the development site away from existing and future occupiers. This proposal was considered to be acceptable in respect of noise, odour, visual appearance and layout.

Members of the Committee supported the re-location of the pumping station and agreed that planning permission should be granted, subject to the Conditions and the revised and unrevised Approved Plans set out in the Appendix to the Agenda report including the amendment of Condition No. 4 and the addition of Conditions Nos. 8, 9 and 10 as agreed on 20th July 2021.

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

#### Additional Condition

11. 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 on the site.

### Information to Applicant

1. In relation to Condition 11, to be considered acceptable it is recommended that warm white lights should be used on all non-adoptable columns/stands. In addition, timers and back shields (where appropriate) should also be considered on all lighting at the site. Furthermore, all lighting should be the lowest level of lux possible while still meeting the lighting class required.

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 7.33pm.

Councillor Mrs W Scattergood  
(Chairman)