

Minutes

Planning Committee

17th August 2021



Present

Councillors	Present	Councillors	Present
J Abbott	Yes	F Ricci	Apologies
K Bowers	Yes	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	Apologies	J Wrench	Apologies
Mrs I Parker	Yes		

Substitutes

Councillor A Hensman attended the meeting as a substitute for Councillor J Wrench.
Councillor P Thorogood attended the meeting as a substitute for Councillor N Unsworth.

36 **DECLARATIONS OF INTEREST**

INFORMATION: There were no interests declared.

37 **MINUTES**

DECISION: That the Minutes of the meetings of the Planning Committee held on 20th July 2021 and 3rd August 2021 be approved as a correct record and signed by the Chairman.

38 **QUESTION TIME**

INFORMATION: There were no questions asked or statements made.

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

39 **PLANNING APPLICATION WITHDRAWN**

INFORMATION: The Committee was advised that the under-mentioned planning application had been withdrawn by the applicant.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>
*21/01527/FUL (WITHDRAWN)	Braintree	Mr L McNamee	Change of use from Offices (Use Class E) to a residential use (Use Class C3) consisting of 9 x 1 bed, 5 x 2 bed (total 14 residential units) with associated car parking, amenity space and covered cycle storage, Cardinal Works, rear of 46 Bradford Street.

40 **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>
*19/00729/REM (APPROVED)	Black Notley	Mr Mark Reeves	Application for approval of reserved matters following outline approval 18/00082/OUT - Erection of 5 no. dwellings, land rear of Green Gables, London Road.

The Committee approved this application, subject to three additional Conditions and an additional Approved Plan as follows:-

Additional Conditions

10. The development shall be carried out in accordance with the approved Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan (drawing 1110-01 REV H) and, prior to the commencement of development, further details of the means of ground protection and construction of the access around tree T5 shall be submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved plan.
11. Prior to the first occupation of the dwellings hereby permitted, a management plan, including long-term design objectives, management responsibilities and maintenance schedules for the access road and all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the management plan shall be carried out in accordance with the approved plan. Should any part of the site be maintainable by a Management or Maintenance Company, details of long-term funding arrangements and the means of securing this should be provided.

12. Prior to the first occupation of the dwellings hereby permitted, details of the means of construction for the access road demonstrating that it is capable of carrying a 26-tonne vehicle shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved plans.

Additional Approved Plan

Plan 1110-01 REV H

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/01451/FUL (APPROVED)	Silver End	Mr Gary Leckie	Erection of a single-storey block to provide 8 x 1 bedroom residential supported living units (Use Class C3), staff breakout unit (Use Class C2) and a single-storey detached building to provide a training room (Use Class C2)), with associated car parking, landscaping, and sewage treatment plant, Rascasse, Sheepcotes Lane.

A motion to refuse this application was moved and seconded, but on being put to the vote the motion was declared **LOST**.

41 **SECTION 106 AGREEMENT**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/01474/FUL (APPROVED)	Halstead	P L and D L Lewis	Erection of Use Classes E(g) and B8 Commercial Units, Units 1, 2 and 3, Sixth Avenue, Bluebridge Industrial Estate.

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

- **Public Open Space** - Financial contribution totalling £16,853.24 to be used towards improvements to Halstead River Walk
- **Workplace Travel Plan** – Financial contribution of £6,132.00 (sustainability travel index linked) towards a 5-year period monitoring fee of a Workplace Travel Plan

the Planning 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 Planning Committee's decision, the Planning Development Manager be authorised to refuse planning permission. Details of this planning application are contained in the Register of Planning Applications.

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 8.28pm.

Councillor Mrs W Scattergood
(Chairman)