

Minutes

Planning Committee 9th March 2021



This meeting was held in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 via Zoom and YouTube.

Present

Councillors	Present	Councillors	Present
J Abbott	Yes	Mrs I Parker	Yes
K Bowers	Yes	F Ricci	Yes
T Cunningham	Yes	Mrs W Scattergood (Chairman)	Yes
P Horner	Yes	Mrs G Spray	Yes
H Johnson	Yes	N Unsworth	Yes
D Mann	Yes	J Wrench	Yes
A Munday	Yes		

124 DECLARATIONS OF INTEREST

INFORMATION: There were no interests declared.

125 MINUTES

DECISION: That the Minutes of the meeting of the Planning Committee held on 2nd March 2021 be approved as a correct record.

126 QUESTION TIME

INFORMATION: There were six statements made about the following matters. 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 either by the registered speaker or by the Council's Governance and Member Services Officer immediately prior to the consideration of the applications.

Application No. 20/01465/FUL - Land to the rear of Heathers and Candletree, The Green, Hatfield Peverel

Application No. 20/01882/FUL - Land to the rear of Charwin, Cross End, Pebmarsh

Application No. 20/02068/FUL - Rosemead, Fairstead Road, Terling

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

127 **PLANNING APPLICATIONS APPROVED**

Planning Application No. 20/01516/HH - 23 Greenfields, Gosfield 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, 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>
*20/01465/FUL (APPROVED)	Hatfield Peveler	Mr Ian Newman	Erection of 7 No. two storey dwelling houses, accompanied with 17 dedicated parking spaces, land to the rear of Heathers and Candletree, The Green.

Members of the Planning Committee were advised that some of the text on page 22 of the published Agenda relating to this application was missing. The missing text related to the Habitat Regulations Assessment (HRA) and should read as follows:-

'Habitat Regulations Assessment (HRA)

The Ecology Officer identifies that the site is situated within the Zone of Influence (ZOI) for the Blackwater Estuary SPA/Ramsar site. As such, the developer is required to pay a financial contribution towards off-site visitor management measures for the Blackwater Estuary SPA and Ramsar site (£125.58 per dwelling). In accordance with s.111 of the 1972 Local Government Act, the developer has agreed to pay this contribution (£879.06) up-front prior to any decision on the application being issued opposed to entering into a separate unilateral undertaking. As such, it is considered the development would not have an unacceptable impact on the Blackwater Estuary SPA/Ramsar site.'

It was reported that the requisite HRA payment had been made by the applicant.

Hatfield Peveler Parish Council submitted a written statement against this application, which was read to the Committee by Parish Councillor M Renow prior to the consideration of the application.

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

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/01516/HH (APPROVED)	Gosfield	Arco Projects Ltd	Loft extension, fenestration alterations and internal alterations, 23 Greenfields.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/01517/FUL (APPROVED)	Gosfield	Arco Projects Ltd	Erection of 1 No. detached dwelling and creation of new vehicular access, 23 Greenfields.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/01882/FUL (APPROVED)	Pebmarsh	Mr S Patten	Erection of 4 No. detached bungalows with associated garages, access and amenity, land to the rear of Charwin, Cross End.

The Committee approved this application, subject to the amendment of Condition No. 3 and the amendment of an Approved Plan as follows:-

Amended Condition

3. The development hereby permitted shall be implemented in accordance with the detailed finished levels as shown on drawing number 3506:002b.

Amended Approved Plan

Plan No. 3506:002b (supersedes Plan No. 3506:002)

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/02068/FUL (APPROVED)	Terling	Mr and Mrs Cheshire	Demolition of existing detached dwellinghouse and erection of a replacement 2/3-storey detached dwellinghouse, Rosemead, Fairstead Road.

The Committee approved this application, subject to the amendment of Condition No. 3, an additional Information to Applicant and the amendment of an Approved Plan as follows:-

Amended Condition

3. The development hereby permitted shall be implemented in accordance with the detailed finished levels as shown on drawing number A02-03A.

Additional Information to Applicant

2. You are advised to ensure retention and protection of all existing hedgerows and trees on and adjoining the site throughout the course of the development being carried out.

Amended Approved Plan

Plan No. A02-03A (supersedes Plan No. A02-03)

Terling and Fairstead Parish Council submitted a written statement against this application, which was read to the Committee by the District Council's Governance and Member Services Officer prior to the consideration of the application.

During the consideration of this application transmission of the meeting via the Council's YouTube channel temporarily ceased. In the circumstances, the Chairman requested the Committee to consider the application again to enable members of the public to view it. The reconsideration of the application included a presentation by a Planning Officer, discussion by Members of the Committee, and their vote. Two statements which had been submitted for consideration during Question Time had been read earlier in the meeting. These had also been forwarded to Members of the Committee in advance of the meeting and they were available to view on the Council's website.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/02204/FUL (APPROVED)	Wethersfield	Colin Butler	Retrospective change of use of site from food warehousing to a data storage/archive centre, Four Ashes, Blackmore End.

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 9.56pm.

Councillor Mrs W Scattergood
(Chairman)