

Minutes

Planning Committee 22nd June 2021



Present

Councillors	Present	Councillors	Present
J Abbott	Apologies	F Ricci	Yes
K Bowers	Yes (until 8.30pm)	Mrs W Scattergood (Chairman)	Apologies
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 (Vice-Chairman in the Chair)	Yes		

Substitutes

Councillor T Cunningham attended the meeting (until 8.30pm) as a substitute for Councillor J Wrench.

Councillor Mrs S Wilson attended the meeting as a substitute for Councillor Mrs W Scattergood.

18 DECLARATIONS OF INTEREST

INFORMATION: The following interests were declared:-

Councillor Mrs I Parker declared a joint non-pecuniary interest in Application No. 21/01024/LBC - September Barn, North End, Little Yeldham as Mrs M Corbishley, one of the applicants, was a Braintree District Council employee and she was known to them. Mrs Corbishley was not present in the meeting when the application was considered and determined.

Councillor K Bowers declared a non-pecuniary interest in Application No. 21/00680/VAR - Braintree College of Further Education, Church Lane, Braintree in his role as Cabinet Member for Housing, Assets and Skills and the former Chairman of Braintree District Education and Skills Board. Councillor Bowers stated that he had not discussed the application with anyone.

Councillor Bowers declared an enhanced non-pecuniary interest in Application No. 21/01056/LBC - Existing Car Park Sites Between Manor Street and Victoria Street/Rear of the Town Hall, Braintree and Application No. 21/01057/VAR - Existing Car Park Sites Between Manor Street and Victoria Street/Rear of the Town Hall, Braintree in his role as Cabinet Member for Housing, Assets and Skills. In accordance with the Code of Conduct, Councillor Bowers did not take part in the meeting when these applications were considered and determined.

Councillor T Cunningham declared a non-pecuniary interest in Application No. 21/00680/VAR - Braintree College of Further Education, Church Lane, Braintree as in his role as Cabinet Member for Economic Growth he worked with the College. Councillor Cunningham stated that he had not discussed the application with anyone.

Councillor Cunningham declared an enhanced non-pecuniary interest in Application No. 21/01056/LBC - Existing Car Park Sites Between Manor Street and Victoria Street/Rear of the Town Hall, Braintree and Application No. 21/01057/VAR - Existing Car Park Sites Between Manor Street and Victoria Street/Rear of the Town Hall, Braintree as, in his role as Cabinet Member for Economic Growth, he was promoting the redevelopment project for Manor Street and Victoria Square, Braintree. In accordance with the Code of Conduct, Councillor Cunningham did not take part in the meeting when these applications were considered and determined.

Councillor D Mann declared a non-pecuniary interest in Application No. 20/01813/OUT – land rear of 105 High Garrett, Braintree as a number of people who had submitted representations regarding the application were known to him. Councillor Mann stated that he had given general advice to people about making an objection, but he had not expressed a view about the application.

Councillor Mrs I Parker declared a non-pecuniary interest in Application No. 20/02066/FUL - Purkis House, Lower Farm Road, Borley as she had corresponded with one of the neighbours regarding the application, but had not expressed an opinion about it.

Councillor F Ricci declared a non-pecuniary interest in Application No. 21/00680/VAR - Braintree College of Further Education, Church Lane, Braintree as his son was a full-time student at the College.

19 **MINUTES**

DECISION: It was reported that the Minutes of the meeting of the Planning Committee held on 8th June 2021 were not available for approval.

20 **QUESTION TIME**

INFORMATION: There were two 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 by the registered speakers immediately prior to the consideration of the applications.

Application No. 20/02066/FUL - Purkis House, Lower Farm Road, Borley
Application No. 21/00680/VAR - Braintree College Further Education, Church Lane, Braintree

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

21 **PLANNING APPLICATIONS APPROVED**

Planning Application No. 21/01024/LBC - September Barn, North End, Little Yeldham 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>
*20/01664/FUL (APPROVED)	Earls Colne	Mr and Mrs Hockney	Demolition of stables and erection of a single-storey 3 bedroomed dwellinghouse together with related works and landscaping, Pudsies Paddock, Station Road.

The Committee approved this application, subject to the amendment of Condition No. 6 as follows:-

Amended Condition

6. No occupation of the dwelling shall occur until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. All these works shall be carried out as finally approved in detail. The details to be submitted shall include:
- Details of hard surfaced areas;
 - Details of the soft landscape works to include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants (noting species, plant sizes and proposed numbers or densities where appropriate) and implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the dwelling or in accordance with the implementation programme approved by the Local Planning Authority. Any trees or plants, which within a period of five years from the completion of the development die, are removed, or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*21/01024/LBC (APPROVED)	Little Yeldham	Mr and Mrs Corbishley	Replacement of window in North elevation and window/door panel in West elevation, September Barn, North End.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*21/01056/LBC (APPROVED)	Braintree	Kier Construction Ltd	Removal of part of an external wall to rear of the Town Hall, Existing Car Park Sites Between Manor Street and Victoria Street/Rear of the Town Hall.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*21/01057/VAR (APPROVED)	Braintree	Kier Construction Ltd	Variation of Condition 1 (Approved Plans) of Section 73 permission 20/00787/VAR granted 26/01/2021, originally condition 2 of consent 18/01337/FUL granted 04/04/2019 for: Demolition of existing toilet block and adjacent vacant building to provide for the development of 31no. residential units (C3 Use), comprising 2 blocks (located to the east and west) up to 4 storeys in height containing a mix of one, two and three bedroom apartments; and the conversion and extension of the existing drill hall building (4no. units), containing a mix of one and two bedroom apartments (C3 Use). Provision of a Live Well Hub (D1 Use) at first floor level, Hotel (C1 Use) within the southern block to a height of 5 storeys and 3no. ground floor

level units including retail (A1 / A2 / A3 Uses) and commercial uses (B1 and D1 Uses). Replacement bus station facility, car parking, amenity space, public open space, landscaping and associated works. Variation would allow relocation of the garden area to create a more events-friendly space, Existing Car Park Sites Between Manor Street and Victoria Street/Rear of the Town Hall.

22 **SECTION 106 AGREEMENT**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*21/00680/VAR (APPROVED)	Braintree	Mr Adrian Doyle	Variation of Conditions 2 (Approved Plans), 5 (Materials), 6 (Materials), 12 (Lighting), 14 (Transport Improvements), 15 (Remediation), 17 (Piling), 18 (Surface Water), 19 (Surface Water) and 22 (Piling) of permission 19/01743/FUL granted 15/10/2020 for Demolition of existing college buildings, structures and facilities and the erection of a 75 bedroom care home and 19 No. age-restricted LifeLong Homes for those 55 years of age and over (and/or those living with, or supporting someone with a disability), alteration to access; supporting site infrastructure including sub-station, visitor parking, hard and soft landscaping, fences, boundary screening and SuDS; new public access to an established open space; widening of public footpath along Church Lane to improve pedestrian access, Braintree College of Further

DECISION: That, subject to the applicant entering into a Deed of Variation to the Section 106 Agreement secured in respect of the approval of planning Application No. 19/01743/FUL, 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.

23 **PLANNING APPLICATIONS REFUSED**

DECISION: That the undermentioned planning applications be refused for the reasons contained in the Planning 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>
*20/01813/OUT (REFUSED)	Braintree	Rainier Developments Limited, Samuel Gray and Robert Clarke	Outline application with all matters reserved except access for up to 37 dwellings (including 40% affordable housing), with vehicular access, landscaping and public open space, land rear of 105 High Garrett.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/02066/FUL (REFUSED)	Borley	Mr Christopher Minter	Proposed stables development and 25m x 45m equestrian arena, Purkis House, Lower Farm Road.

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

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 8.47pm.

Councillor Mrs I Parker
(Vice-Chairman in the Chair)