

# Minutes

## Planning Committee 7th January 2020



### Present

Councillors	Present	Councillors	Present
J Abbott	Apologies	Mrs I Parker	Apologies
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		

### 68 **DECLARATIONS OF INTEREST**

**INFORMATION:** The following interests were declared:-

Councillor H Johnson declared a non-pecuniary interest in Application No. 19/01388/FUL - land rear of 1 and 3, Castle Lane, Castle Hedingham as Councillor Garry Southgate, Chairman of Castle Hedingham Parish Council, who was speaking at the meeting during Question Time, was known to him in his capacity as Braintree District Ward Councillor for Hedingham.

Councillor A Munday declared a non-pecuniary interest in Application No. 19/01388/FUL - land rear of 1 and 3, Castle Lane, Castle Hedingham as the applicant's agent was known to him.

Councillor Mrs W Scattergood declared a non-pecuniary interest in Application No. 19/01388/FUL - land rear of 1 and 3, Castle Lane, Castle Hedingham as Councillor Garry Southgate, Chairman of Castle Hedingham Parish Council, who was speaking at the meeting during Question Time, was known to her in her former capacity as the Councillor for the Braintree District Ward which includes Castle Hedingham.

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

69 **MINUTES**

**INFORMATION:** It was reported that the Minutes of the meeting of the Planning Committee held on 17th December 2019 were not available and it was agreed that they should be deferred to the next meeting for approval.

70 **QUESTION TIME**

**INFORMATION:** There were two statements made about the following matters. Those people who had registered to speak about a planning application spoke immediately prior to the consideration of the application:-

Application No. 19/01388/FUL - land rear of 1 and 3, Castle Lane, Castle Hedingham  
Application No. 19/01803/FUL - Hatfield Bury Farm, Bury Lane, Hatfield Peverel

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

71 **PLANNING APPLICATION WITHDRAWN**

**INFORMATION:** The Committee was advised that the undermentioned planning application had been withdrawn by the Applicant. 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>
*19/01475/OUT (WITHDRAWN)	Braintree	Mr Andrew Allocca	Outline application with some matters reserved for new residential development comprising of up to 86 dwellings alongside associated works with all matters reserved apart from access, land South of Bovingdon Road.

72 **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.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/01388/FUL (APPROVED)	Castle Hedingham	Mr and Mrs Beagrie	Erection of a single storey dwelling below ground level together with a garage and bin store at ground level, land rear of 1 and 3, Castle Lane.

The Committee approved this application, subject to the addition of an Information to Applicant as follows:-

Information to Applicant

1. The applicant is made aware that there are weight restrictions on the roads and bridges within Castle Hedingham, which will need to be taken into consideration during the construction phase.

Councillor Garry Southgate, representing Castle Hedingham Parish Council, attended the meeting and spoke against this application.

73 **SECTION 106 AGREEMENT**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/01803/FUL (APPROVED)	Hatfield Peverel	C/o Agent Mrs Jennifer Carroll	Demolition of existing farm building and 4 no. houses and erection of 50 no. dwellings with associated parking, landscaping, estate roads, public open-space, associated external works and access from Bury Lane, Hatfield Bury Farm, Bury Lane.

**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 Heads of Terms:

- **Affordable Housing:** On-site provision of 40% affordable housing. A total of 18 affordable properties as 4 x 1 bed flat (1B-2P), 11 x 2 bed dwelling (2B-4P) and 3 x 3 bed dwelling (3B-5P). In terms of the tenure mix, 12 of the affordable units are to be affordable rented and 6 shared ownership.

- **Public Open Space:** On-site provision of public open space. Management Company be appointed for the maintenance of the proposed open space. Financial contribution of £32,559 towards equipped play; £48,476.74 towards outdoor sports contribution; and £1538.36 towards allotments.
- **Highways:** The provision of improvements to the Bury Lane/A12/B1137 junction; upgrade of two bus stops which would best serve the proposal site; Residential Travel Information Packs.
- **Education:** Financial contribution of £210,878 for primary education.
- **NHS:** Financial contribution of £17,342 towards replacement diagnostic equipment at Broomfield Hospital or Braintree Hospital.
- **HRA/RAMS:** A financial contribution of £5625.80 towards off-site visitor management measures for the Blackwater Estuary Special Protection Area and Ramsar site.

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, as amended below. 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.

The Committee approved this application, subject to the Head of Term of the legal agreement relating to education being amended to delete the requirement for a financial contribution towards secondary education, as follows:-

Amended Head of Term

**Education:** Financial contribution of £210,878 for primary education.

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 7.52pm.

Councillor Mrs W Scattergood  
(Chairman)