

Minutes

Planning Committee

10th November 2020



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	Apologies
D Mann	Yes	J Wrench	Yes
A Munday	Yes		

83 DECLARATIONS OF INTEREST

INFORMATION: The following interests were declared:-

Councillor K Bowers declared a non-pecuniary interest in Application No. 19/01993/FUL - Playing Field, Church Road, Gosfield as Mrs Isla Gill, who had registered to participate during Question Time and had submitted a written statement, was known to him as a member of the Braintree District Education and Skills Board of which he had been the Chairman. Councillor Bowers stated that he had not discussed the application with Mrs Gill.

Councillor T Cunningham declared a non-pecuniary interest in Application No. 19/01993/FUL - Playing Field, Church Road, Gosfield as Mrs Isla Gill, who had registered to participate during Question Time and had submitted a written statement, was known to him through her work with 'Transporter' who had supported Braintree District Council initiatives such as the Education and Skills Board. Councillor Cunningham stated that he had not discussed the application with Mrs Gill.

Councillor F Ricci declared a non-pecuniary interest in Application No. 19/01993/FUL - Playing Field, Church Road, Gosfield as Mrs Isla Gill, who had registered to participate during Question Time and had submitted a written statement, was known to him through her work with 'Transporter' who had supported Braintree District

Council initiatives such as the Education and Skills Board. Councillor Ricci stated that he had not discussed the application with Mrs Gill. Councillor Ricci stated also that he had been Vice-Chairman of Braintree District Council when Gosfield Community Shop had opened originally and that he had taken part in the shop opening ceremony.

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.

84 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 27th October 2020 be approved as a correct record.

85 **QUESTION TIME**

INFORMATION: There were two statements made about the following matter. 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 speaker immediately prior to the consideration of the application.

Application No. 19/01993/FUL - Playing Field, Church Road, Gosfield

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

86 **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>
*19/01993/FUL (APPROVED)	Gosfield	Gosfield Parish Council	Proposed extension to the Playing Field Pavilion for the use of a Community Shop and alterations to roof, Playing Field, Church Road.

The Committee approved this application, subject to the amendment of Condition No. 7 to correct a typographical error, '12000' to '1200', as follows:-

7. The shop shall not be open for business outside the following hours:-

Monday to Saturday 0700 hours - 1700 hours
Sundays, Bank Holidays & Public Holidays 0800 hours - 1200 hours

Councillor P Schwier, Braintree District Councillor for Gosfield and Greenstead Green Ward, submitted a written statement in support of this application, which he read to the Committee prior to the consideration of the application.

87 **PLANNING APPLICATIONS REFUSED**

DECISION: That the undermentioned planning applications be refused for the 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>
*20/01208/FUL (REFUSED)	Shalford	Mrs Alice Cox	Demolition of barns and mobile home and erection of new dwelling, land South of Builders Yard, Braintree Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*20/01309/FUL (REFUSED)	Great Yeldham	Boulter	Erection of 1 no. 3 bedroom dwelling and detached garage, 20 Ridgewell Road.

Members of the Planning Committee were advised that as an appeal had been lodged with The Planning Inspectorate against the non-determination of this application the Local Planning Authority could not determine it.

The Planning Committee agreed that if it had been able to determine the application it would have been refused for the reasons contained in the Planning Development Manager's report, as set out below:-

- 1 The site is located in the countryside and falls outside of the defined village envelope as identified in the Adopted Local Plan. The site is set approximately 1.2km outside of the closest village of Great Yeldham and the route for walking or cycling to that village along unlit and national speed limit roads with no paved walkways to that village would be neither attractive nor safe. Future residents would therefore be reliant on the use of the private car, which is not a sustainable mode of transport.

Furthermore, the proposed development results in the consolidation of ribbon

development within the countryside and by virtue of its size, scale, bulk and design would fail to secure a high standard of design and layout that responds to the local character, or which is visually attractive resulting in an overtly conspicuous development that would be harmful to the character and appearance of the street scene and the rural, undeveloped character of the countryside. The proposed development would result in a poor pastiche of the Land Settlement Houses, which it would be viewed in conjunction with and be an unsympathetic addition to this rural area, which would fail to integrate with the surrounding countryside of harm to the amenity afforded to it.

The adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. The proposed development would fail to secure sustainable development contrary to the National Planning Policy Framework, Policies RLP2, RLP80 and RLP90 of the Adopted Local Plan, Policies CS5, CS7, CS8 and CS9 of the Adopted Core Strategy and Policies LPP1, LPP50, LPP55 and LPP71 of the Draft Local Plan.

- 2 The proposal fails to demonstrate that adequate visibility splays can be achieved from the site access to the detriment of highway safety contrary to Policies DM1 and DM4 of Essex County Council's Development Management Policies (2011).

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 8.14pm.

Councillor Mrs W Scattergood
(Chairman)