

Minutes

Planning Committee

12th September 2017



Present

Councillors	Present	Councillors	Present
K Bowers	Yes	Mrs I Parker	Yes
Mrs L Bowers-Flint	Yes	R Ramage	Yes
T Cunningham	Yes	F Ricci	Yes
P Horner	Yes	Mrs W Scattergood (Chairman)	Yes
H Johnson	Yes	P Schwier	Apologies
D Mann	Yes	Mrs G Spray	Yes
Lady Newton	Yes		

Councillor Mrs A Kilmartin was also in attendance (until 8.00pm)

46 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

Councillor P Horner declared a non-pecuniary interest in Application No. 16/01908/FUL - Old Ivy Chimneys, Hatfield Road, Witham as an Elected Member of Witham Town Council which had considered the application as part of the consultation process.

Councillor R Ramage declared a non-pecuniary interest in Application No. 16/01908/FUL - Old Ivy Chimneys, Hatfield Road, Witham as an Elected Member of Witham Town Council which had considered the application as part of the consultation process.

Councillor F Ricci declared a non-pecuniary interest in Application No. 17/00575/OUT - land East of Sudbury Road, Halstead as Councillor Mrs S Diver, representing Halstead Town Council, who was speaking at the meeting during Question Time was known to him.

Councillor Mrs G Spray declared a non-pecuniary interest in Application No. 17/00575/OUT - land East of Sudbury Road, Halstead as Councillor Mrs S Diver, representing Halstead Town Council, who was speaking at the meeting during Question Time was known to her.

In accordance with the Code of Conduct, Councillors remained in the meeting and took part in the discussion when the applications were considered.

47 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 29th August 2017 be approved as a correct record and signed by the Chairman.

48 **QUESTION TIME**

INFORMATION: There were 12 statements made. Details of the people who spoke at the meeting are contained in the Appendix to these Minutes. Those people who had registered to speak about a planning application spoke immediately prior to the consideration of the application.

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

49 **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 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>
*15/00289/FUL (APPROVED)	Hatfield Peveler	Mr D Nicolic	Erection of bungalow, Acres Down, Station Road.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/00658/FUL (APPROVED)	Toppesfield	Mr Michael Wills	Change of roof to existing garage with two storey side extension, two storey front porch extension and single storey rear extension, Orchard House, Mallows Lane, Gainsford End.

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

Amended Condition

3. Prior to occupation, the first floor windows on the western facing elevation shall be glazed with obscure glass to a minimum level 3, and shall be non-opening with the exception of a top hung fan light opening and thereafter retained as approved.

Information to Applicant

Glazing to provide privacy is normally rated on a scale of 1-5, with 5 providing the most privacy.

50 **SECTION 106 AGREEMENT**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/00575/OUT (APPROVED)	Halstead	Vaizey North Estate Trust and Gladman Developments Ltd	Outline planning permission for up to 205 residential dwellings (including 30% affordable housing), 0.51ha for apartments with care (C2 use class), planting, landscaping, public open space and children's play area and sustainable drainage system (SuDS). All matters reserved with the exception of three access points, land East of Sudbury Road.

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

- **Housing Phasing and Landscape Strategy** - To be provided at least 3 months prior to the submission of the first reserved matters, such to detail how (in what phases) the site will come forward for development.
- **Affordable Housing** – 30% of units on-site to be affordable housing, with a final mix to be agreed at the reserved matters stage, but with a 70%/30% ratio of affordable rent over shared ownership.
- **Allotments** - Financial contribution calculated in accordance with updated figures from the Open Spaces Supplementary Planning Document and the number and size of dwellings approved at Reserved Matters stage, to fund improvements at Colne Road, Halstead Allotments.
- **Outdoor Sport Contribution** - Financial contribution calculated in accordance with updated figures from the Open Spaces Supplementary Planning Document and the number and size of dwellings approved at Reserved Matters stage, to be spent providing a new tennis court and associated facilities at Courtauld Sports Ground, Colchester Road, Halstead.
- **Community Building Contribution** - Financial contribution towards a new community building at Butler Road, Halstead of £462.30 per unit.

- **Public Open Space and Equipped Play** (on-site) - A minimum area of 13.53ha for informal open space and an area of equipped play. Areas of public open space and equipped play to be managed by a Management Company.
- **Open Space Contribution** (Coggeshall Pieces) - Financial contribution towards improvements to Coggeshall Pieces including, but not limited to, the provision of footpath links.
- **Education** - Financial contribution for Early Years and Childcare provision and Primary School place provision in the locality. Contribution to be calculated in accordance with standard Essex County Council provisions based on the number of dwellings to be constructed, index linked to April 2017.
- **Health** – Financial contribution of £378.54 per dwelling towards the improvement of Primary Health care facilities, or the provision of new facilities for Elizabeth Courtauld Surgery, Halstead.
- **Highways and Transport** – The provision of residential travel packs to the first occupiers of each dwelling.

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

Councillor Mrs Shirley Diver, representing Halstead Town Council, attended the meeting and spoke against this application.

51 PLANNING APPLICATIONS REFUSED

DECISION: That the undermentioned planning applications be refused for the reasons contained in the 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>
*16/01908/FUL (REFUSED)	Witham	Mr Ladkin St. Giles Developments Ltd	Erection of 15 no. residential units and conversion of listed building into 4 no. residential apartments, Old Ivy Chimneys, Hatfield Road.

Councillor Mrs Angela Kilmartin, representing Witham Town Council, attended the meeting and spoke against this application.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*17/01196/FUL (REFUSED)	Bradwell	Trustees of the Bradwell Estate	Change of use to 1 no. residential dwelling, including an extension to an existing building, provision of associated amenity space and demolition of a building, Park Farm Buildings, Church Road.

52 **PLANNING AND ENFORCEMENT APPEAL DECISIONS – JULY 2017**

INFORMATION: Consideration was given to a report, for information, on planning and enforcement appeal decisions received during July 2017. The report included a summary of each case and a précis of the decision.

DECISION: That the report be noted.

PLEASE NOTE: The full list of standard conditions and reasons can be viewed at the office of the 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 9.22pm.

Councillor Mrs W Scattergood
(Chairman)

APPENDIX

PLANNING COMMITTEE

12TH SEPTEMBER 2017

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Application No. 15/00289/FUL – Acres Down, Station Road, Hatfield Peverel
 - (i) Statement by Mr Andrew Darroch, Acres Down, Station Road, Hatfield Peverel (Supporter)
 - (ii) Statement by Mr Dimitro Nolic, 71 Chignal Road, Chelmsford, Essex (Applicant)

- 2 Statements Relating to Application No. 16/01908/FUL - Old Ivy Chimneys, Hatfield Road, Witham
 - (i) Statement by Mr Peter Fox, (address not supplied) (Objector)
 - (ii) Statement by Councillor Mrs Angela Kilmartin, for Witham Town Council, c/o Mr James Sheehy, Deputy Town Clerk, Witham Town Council, Town Council Offices, 61 Newland Street, Witham (Objector)

- 3 Statements Relating to Application No. 17/00575/OUT – Land East of Sudbury Road, Halstead
 - (i) Statement by Mr Robert Dessent, 5 Factory Terrace, Factory Lane East, Halstead (Objector)
 - (ii) Statement by Mr Martin Walker, for Hands Off Halstead Residents' Group, 27 Churchill Avenue, Halstead (Objector)
 - (iii) Statement by Mr William Dixey, for Halstead Conservation Group, (address not supplied) (Objector)
 - (iv) Statement by Councillor Mrs Shirley Diver, for Halstead Town Council, c/o Ms S Greatorex, Clerk to Halstead Town Council, Mill House, The Causeway, Halstead (Objector)
 - (v) Statement by Mr Chris Ball, for Vaizey North Estate Trust and Gladman Developments Ltd, c/o Gladman House, Alexandria Way, Congleton, Cheshire (Applicant)

4 Statement Relating to Application No. 17/01196/FUL - Park Farm Buildings, Church Road, Bradwell

Statement by Mrs Nicola Bickerstaff, Strutt and Parker LLP, Coval Hall, Rainsford Road, Chelmsford (Agent)

5 Statements Relating to Application No. 17/00658/FUL - Orchard House, Mallows Lane, Gainsford End, Toppesfield

(i) Statement by Dr Malcolm Braithwaite, Mallows Cottage, Mallows Lane, Gainsford End, Toppesfield (Objector)

(ii) Statement by Mr Michael Wills, Orchard House, Mallows Lane, Gainsford End, Toppesfield (Applicant)