

Minutes

Planning Committee 26th May 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 Microsoft Teams 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		

Councillor Mrs J Sandum and Councillor P Thorogood were also in attendance.

5 **DECLARATIONS OF INTEREST**

INFORMATION: The following interest was declared:-

Councillor T Cunningham declared a non-pecuniary interest in Application No. 19/01222/REM - land North East of Inworth Road, Feering as, following the Planning Committee meeting held on 17th December 2019, he had been contacted by a representative of the developer to discuss a modified proposal of the application. Councillor Cunningham stated that he had not participated in any such discussions.

In accordance with the Code of Conduct, Councillor Cunningham took part in the discussion and the determination of the application when it was considered.

6 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 12th May 2020 be approved as a correct record.

7 **QUESTION TIME**

INFORMATION: There were nine 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 Council's Governance and Member Services Officer immediately prior to the consideration of the application.

Application No. 19/01222/REM - land North East of Inworth Road, Feering

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

8 **SECTION 106 AGREEMENT**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/01222/REM (APPROVED)	Feering	Bloor Homes Eastern	Application for approval of reserved matters following outline approval 16/00569/OUT - Approval of Reserved Matters (layout, scale, appearance, and landscaping) comprising the construction of 162 dwellings, new public open space, car parking and associated infrastructure works, land North East of Inworth Road.

DECISION: That, subject to the applicant entering into a suitable Unilateral Undertaking to require a RAMS financial contribution of £19,812.60 towards off-site visitor management measures for the Blackwater Estuary SPA 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 amendment of Condition No. 3 and the addition of an Information to Applicant as follows:-

Amended Condition

3. Prior to first occupation, a lighting design scheme to protect biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and where lighting is likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Information to Applicant

1. The developer is encouraged to enter into proactive discussions with the residents of properties fronting Inworth Road regarding the maintenance and management of the southernmost strip of land that is retained for access purposes for these residents. Future residents of the proposed properties should be made aware of any management responsibilities which may transpire.

Post Planning Committee Meeting

Following the meeting of the Planning Committee it transpired, contrary to advice given by Officers at the meeting that a Condition had not been included on the outline planning permission to require samples of materials to be submitted for approval.

Officers discussed this with the applicant (Bloor Homes Eastern), who agreed to such a Condition being imposed on this reserved matters planning permission (19/01222/REM) rather than the application being reported back to the Committee to address the issue. Officers consulted with Councillor Mrs Scattergood (Chairman of the Committee) and Councillor Mrs Parker (Vice-Chairman of the Committee) together with Councillor Mrs Spray (who had moved the recommendation to approve the application) and Councillor Munday (who had seconded the motion), who all agreed to this approach.

Additional Condition

4. No above ground work shall be commenced until samples of the external facing and roofing materials have been submitted to and approved in writing by the

local planning authority. The development shall be implemented in accordance with the approved samples.

Feering Neighbourhood Plan Committee (Feering Parish Council) submitted a written statement against this application, which was read to the Committee prior to the consideration of the application.

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Councillor Robert Mitchell, Essex County Councillor for Braintree Eastern Division, submitted a written statement about this application, which was read to the Committee prior to the consideration of the application.

Councillor Mrs Jenny Sandum and Councillor Paul Thorogood, Braintree District Ward Councillors for Kelvedon and Feering, submitted a joint written statement against this application, which was read to the Committee prior to the consideration of the application.

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 9.31pm.

Councillor Mrs W Scattergood
(Chairman)