

# Minutes

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## Planning and Licensing Committee Tuesday, 15th March, 2022

### Membership/Attendance

Cllr Bridge (Chair)	Cllr Fryd
Cllr Heard (Vice-Chair)	Cllr Gelderbloem
Cllr Barber	Cllr Mynott
Cllr J Cloke	Cllr Tanner
Cllr Cuthbert	Cllr Wiles

### Substitute Present

Cllr Barrett

### Also Present

Cllr Lewis  
Cllr Lockhart

### Officers Present

Phil Drane	- Corporate Director (Planning and Economy)
Caroline Corrigan	- Corporate Manager (Planning Development Management)
Tessa Outram	- Senior Planning Officer
Justin Booij	- Senior Planning Officer (Dunton Hills Garden Village)
David Carter	- Environmental Health Manager
Brendan Johnston	- Strategic Development Engineer, Essex Highways
Zoe Borman	- Governance and Member Support Officer

### LIVE BROADCAST

[Live broadcast to start at 7pm and available for repeat viewing.](#)

### 352. Apologies for Absence

Apologies had been received from Cllr Dr Barrett and Cllr Barrett was substitute. Apologies were also received from Cllr Laplain.

**353. Minutes of the Previous Meeting**

The Minutes of the Planning and Licensing Committee held on 22<sup>nd</sup> February 2022 were approved as a true record.

**354. Minutes of the Licensing Sub Committee 25.02.22**

The Minutes of the Licensing-Sub Committee held on 25<sup>th</sup> January 2022 were approved as a true record.

**355. William Hunter House, 10, 12 & 20 Western Road, Brentwood, Essex, CM14 4SR**

In accordance with the constitution, this application was referred to committee as the development is of a particularly significant scale on a strategic site within the borough. It has been allocated for redevelopment in the emerging development plan.

The application site is approximately 0.21 hectares in size and located to the north of Brentwood High Street, southeast of Western Road towards its junction with William Hunter Way. The eastern boundary is formed with a yard and car park associated with 'The Swan' public house facing the High Street. The south western boundary is formed with rear gardens of maisonettes (Nos 1-6 Western gardens. The existing site consists of six buildings; comprising two semi-detached houses and an associated outbuilding and four buildings ranging from 2½ storeys to single storey used as offices, comprising 700sqm of floorspace Gardens).

Ms Outram summarised the report.

Members heard from Mr Baker who spoke objecting to the application.

Mr Murray addressed the committee on behalf of the applicant.

A statement from Ms Binns of Walsingham Planning, representing Greene King who own The Swan, was read by the Chair, also in objection to the application.

Cllr Lewis, Ward Councillor, spoke objecting to the application, in particular, towards the size and scale of the development.

Cllr Mynott also spoke in objection to the application.

Cllr Mynott **MOVED** and Cllr Fryd **SECONDED** that the application be **REFUSED**.

The Committee also heard from Mr Carter, Environmental Health Manager, advising that a condition requiring a further study of noise remediation from the Swan Public House would be required to take place in the coming months during the establishment's busy period. Even though insulation and glazing could be used to mitigate noise, he felt potentially that issues could arise from the adjacent use.

Mr Johnson from Essex Highways advised that this type of development caused a minimal increase to the highway network and there was no collision data to report.

Following further discussion Members voted as follows:

FOR: Cllrs Barrett, Cloke, Cuthbert, Fryd, Mynott, (5)

AGAINST: Cllrs Barber, Bridge, Gelderbloem, Heard Tanner, Wiles (6)

ABSTAIN: (0)

The motion to refuse the application was **LOST**.

A motion was **MOVED** by Cllr Wiles and **SECONDED** by Cllr Tanner to **APPROVE** the application.

Following discussion a vote was taken and Members voted as followed:

FOR: Cllrs Barber, Bridge, Gelderbloem, Heard Tanner, Wiles (6)

AGAINST : Cllrs Barrett, Cloke, Cuthbert, Fryd, Mynott, (5)

ABSTAIN: (0)

The application was **APPROVED** subject to conditions as outlined in the report and s106 agreement.

Officers were also looking at 3 other conditions as suggested by Committee:

Restricting resident permit passes

Biodiversity net gain

Location of pub – complaint restriction for future occupiers.

Delegated authority to officers to consult with Chair on whether it would be reasonable/justifiable for these three conditions to be added.

### **356. Dunton Hills Garden Village Application Update (21/01525/OUT)**

This update to members described current progress with the emerging planning policy framework for the redevelopment of the proposed allocation site at Dunton Hills Garden Village, as well as an update on the current outline planning application for the majority part of the land within it.

Dunton Hills Garden Village is the largest single development site in the borough. The development will accommodate substantial housing (4,000 new homes) and employment (5 hectares of employment land and local workspaces, shops and facilities) development in a landscape-led sustainable community that includes the provision of supporting community infrastructure.

Mr Justin Booij was at the meeting and presented an update to Members.

Members thanked Mr Booij for the update and following a full discussion the report was noted.

**357. Urgent Business**

There were no items of urgent business.

The meeting concluded at 20:50

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