

Minutes

Planning Committee Thursday, 29th September, 2022

Attendance

Cllr Bridge (Chair)	Cllr Gelderbloem
Cllr Barber (Vice-Chair)	Cllr Jakobsson
Cllr Dr Barrett	Cllr Mynott
Cllr Cuthbert	Cllr Parker
Cllr Fryd	Cllr Tanner

Apologies

Cllr Laplain	Cllr Wiles
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Substitute Present

Cllr Heard
Cllr Sankey

Also Present

Cllr Hossack
Cllr Mrs Davies

Officers Present

Phil Drane	- Director of Place
Carole Vint	- Planning Officer
Claire Mayhew	- Corporate Manager (Democratic Services) and Deputy Monitoring Officer
Zoe Borman	- Governance and Member Support Officer
Caroline Tracey	- Strategic Development Officer, ECC Highways

157. Apologies for Absence

Apologies had been received from Cllrs Wiles and Laplain. Cllrs Heard and Sankey were substitutes respectively.

158. Minutes of the Previous Meeting

The Minutes of the last meeting held on 26th July 2022 were agreed as a true record subject to the following amendment:

Minute 124

Members raised concerns regarding the appropriateness of 3 storey buildings among surrounding bungalows and 2 storey buildings. Also, another major issue is with regard to air quality and noise given the proximity to the A12 and the proposed siting of the children's playground.

159. Clay Hall Days Lane Pilgrims Hatch Brentwood Essex CM15 9SJ

The application had been referred by Cllr Davies to the Planning and Licensing committee in accordance with the requirements of the Council's constitution.

Planning permission was sought for the demolition of storage buildings and the erection of four houses.

Mrs Carole Vint presented the report to Members.

Mr Jopson, the applicant, addressed the committee in support of his application.

Cllr Davies was also present at the meeting and raised her concerns regarding the conflicting advice which had been given and stated she thought the overall appearance of the site would be improved should the application be granted.

Cllr Mynott objected to the application because of the extra ridge height, the layout and increased volume which was detrimental to the openness of the green belt.

Cllr Mynott **MOVED** that the application be **REFUSED** which was **SECONDED** by Cllr Cuthbert.

Following a full debate, where members stated the application would provide new homes with environmental benefits, a vote was taken and Members voted as follows:

FOR: Cllrs Cuthbert, Sankey, Mynott (3)

AGAINST: Cllrs Dr Barrett, Barber, Bridge, Gelderbloem, Heard, Jakobsson, Parker, Tanner (8)

ABSTAIN: Cllr Fryd (1)

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

A motion was **MOVED** to **APPROVE** the application by Cllr Bridge and **SECONDED** by Cllr Parker.

A vote was taken and Members voted as follows:

FOR: Cllrs Dr Barrett, Barber, Bridge, Gelderbloem, Heard, Jakobsson, Parker, Tanner (8)

AGAINST: Cllrs Cuthbert, Sankey, Mynott (3)

ABSTAIN: Cllr Fryd (1)

The motion to **APPROVE** the application was **RESOLVED** subject to the following conditions:

1 TIM01 Standard Time - Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

3 MAT01 Samples (details acceptable)

No development shall take place above slab level until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In Order to safeguard the character and appearance of the area.

4 BOU01 Boundary treatment to be agreed (general)

The development shall not be occupied until details of the treatment of all boundaries including drawings of any gates, fences, walls or other means of enclosure have been submitted to and approved in writing by the local planning authority. The approved boundary treatments shall be completed prior to the first occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In the interests of safeguarding the character and appearance of the area and living conditions of adjacent occupiers.

5 BOU08 No walls or fences

Notwithstanding the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification) no walls, fences or other means of enclosure shall be erected within the application site.

Reason: In the interests of safeguarding the character and appearance of the area.

6 DEM01 Demolition of buildings on site (green belt)

The existing building(s) or parts of buildings on the site indicated on the approved drawings and/or specifications for demolition shall be demolished and all materials arising shall permanently be removed from the site prior to the first occupation of any part of the development hereby permitted.

Reason - In the interests of maintaining the openness of the Green Belt.

7

No new grilles, security alarms, lighting, security or other cameras or other fixtures shall be mounted on the external faces of the building other than those shown on the drawings hereby approved.

Reason: To preserve the character and appearance of the area.

8

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order) no development falling within Schedule 2, Part 1, Class E of that Order ('buildings etc incidental to the enjoyment of a dwellinghouse') shall be carried out without the prior grant of specific planning permission by the local planning authority.

Reasons: To prevent the creation of a dwelling of disproportionate size that would conflict with the policies of restraint within the Green Belt

9

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), the dwellings hereby permitted shall not be extended or enlarged in any way without the prior grant of specific planning permission by the local planning authority.

Reasons: To prevent the creation of a dwelling of disproportionate size that would conflict with the policies of restraint within the Green Belt

10

No development shall take place until a desk top study of the nature and extent of any possible ground contamination has been carried out. The results of the investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins. If, during the course of development, any

contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.
Reason: To ensure that any potential contamination and any risks arising are properly assessed and that the development incorporates any necessary remediation and subsequent management measures to satisfactorily deal with contamination.

11

Prior to the development proceeding above slab level, details of the surfacing materials of footpaths, driveways, parking areas and the details of the proposed re-surfacing of the menage, shall be submitted to and approved in writing by the local planning authority and construction shall be in strict accordance therewith.

Reason: In order to safeguard the character and appearance of the area.

12

The proposed development shall not be occupied a landscaping scheme showing details of new and replacement trees, shrubs and native hedges (including those to be used as boundary treatments in lieu of high fencing) and a programme for their planting, and any existing trees/hedges to be retained and the measures to be taken for their protection across the entire application site during the construction phase, has been submitted to and approved in writing by the local planning authority. The landscaping scheme shall be carried out as approved. Any newly planted tree, shrub or hedgerow, or any existing tree, shrub or hedgerow to be retained, that dies, or is uprooted, severely damaged or seriously diseased within five years of the completion of the development, shall be replaced within the next planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation.

Reason: In order to safeguard and enhance the character and appearance of the area.

Note: Native species include hornbeam and hawthorn and are recommended.

13

Prior to first occupation, the proposed building shall be provided with, as a minimum, the space and infrastructure required to provide at least 1 electric vehicle charging/plug-in points for the future occupants of the building and visitors to the site.

Reason: in order to provide for the transition to electromobility and reduce pollution and climate change impacts in the interests of the health and wellbeing of the public in accordance with policy BE11.

14

The proposed building shall not proceed above slab level until details of:
- measures to ensure that the building does not exceed 110 litres per person per day;

- measures to provide wastewater infrastructure capacity;
- measures to achieve lower water consumption rates and to maximise futureproofing;
- measures to demonstrate the development would not have an adverse impact upon the sewerage network;
- measures to improve water quality and protect the quality and functioning of existing water courses/groundwater. have been submitted to and approved in writing by the Local Planning Authority. Where adverse impacts are identified, mitigation measures shall be set out. The development shall be implemented as approved.

Reason: in order to ensure that the proposed development incorporates the sustainable principles in relation to policy BE02 of the Brentwood Local Plan.

15

The proposed building shall not be occupied until the infrastructure for the fastest available broadband connection installed on an open access basis has been provided for the future occupants of the building.

Reason: in order to ensure that new developments are connected to digital infrastructure in accordance with policy BE07 of the Brentwood Local Plan.

160. Glengarth Tally-Ho Drive Hutton Brentwood CM13 1SP

This application had been referred to committee at the request of Cllr Hossack for the reasons set out in the report.

Mrs Vint presented this report.

Mr Tyrell, resident, was present at the meeting and spoke in support of the application. Mr Taylor, the applicant, also present, addressed the committee supporting his application.

Cllr Hossack, Ward Councillor, spoke summarising his reasons for his referral.

Cllr Barber spoke in favour of the application and **MOVED** that the application be **APPROVED**. The motion was **SECONDED** by Cllr Heard.

Following a full debate a vote was taken and Members voted as follows:

FOR: Cllrs Dr Barrett, Barber, Bridge, Heard, Gelderbloem, Jakobsson, Parker, Tanner (8)

AGAINST: Cllrs Cuthbert, Fryd, Mynott (3)

ABSTAIN: Cllr Sankey (1)

The motion to **APPROVE** the application was **RESOLVED** subject to the following conditions:

1. TIM01:

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. DRA01A

The development hereby permitted shall not be carried out except in complete accordance with the approved documents listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

161. Meadow View Murthering Lane Navestock Romford Essex RM4 1HL

This application had been referred to committee at the request of Councillor Keith Parker for the following reason:

This application is for a sculpture which has been entered for the Turner Prize. It is of some size and considered by many to be a significant work of art. I believe the committee have a right to decide it's future.

Mrs Vint summarised the report. The application was retrospective.

Mr McNamara was present at the meeting and spoke in support of his application.

Following debate a motion was moved to **APPROVE** the application by Cllr Bridge and **SECONDED** by Cllr Mynott.

Cllr Gelderbloem, Ward Cllr, addressed the Committee advising the structure was detrimental to the Green Belt, built without planning permission, and stated that the Parish Council upheld their objection.

Members were minded to approve the application on a time limit basis for 18 months.

A vote was taken and Members voted as followed:

FOR: Cllrs Dr Barrett, Barber, Bridge, Fryd, Heard, Jakobbson, Mynott, Tanner (8)

AGAINST: Cllr Gelderbloem (1)

ABSTAIN: Cllrs Cuthbert, Sankey (2)

The motion to **APPROVE** the application was **RESOLVED** subject to the following conditions:

1 The development hereby permitted shall not be carried out except in complete accordance with the approved documents listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

2 This permission shall enure for a time limited period of eighteen months from the date of this decision and on the expiry of that period the development shall be completely dismantled and all materials permanently removed from the site.

Reason: To provide an opportunity for the development to be assessed by the awarding authorities for the Turner Prize.

162. 5G Telecoms Installation at Brocksparkwood Hanging Hill Lane Hutton Essex

The application had been reported to the Planning and Licensing committee in accordance with the requirements of the Council's constitution.

Mrs Vint presented the report stating this was not a planning application but an application to determine whether prior approval was required for the siting and appearance of the proposal.

Following debate a motion to **APPROVE** the application was **MOVED** by Cllr Barber and **SECONDED** by Cllr Mynott.

Members voted as follows:

FOR: Cllrs Dr Barrett, Barber, Bridge, Cuthbert, Fryd, Heard, Gelderbloem, Jakobsson, Mynott, Parker, Sankey, Tanner (12)

AGAINST: (0)

ABSTAIN: (0)

The motion to **APPROVE** the application was **RESOLVED**.

163. 5G Telecoms Installation on the corner with Robin Hood Road Warescot Road Brentwood Essex

The application had been reported to the Planning and Licensing committee in accordance with the requirements of the Council's constitution.

Mrs Vint presented the report stating this was not a planning application but an application to determine whether prior approval was required for the siting and appearance of the proposal.

Following debate a motion to **REFUSE** the application was **MOVED** by Cllr Mynott and **SECONDED** by Cllr Barber.

Members voted as follows:

FOR: Cllrs Dr Barrett, Barber, Bridge, Cuthbert, Fryd, Heard, Gelderbloem, Jakobsson, Mynott, Parker, Sankey, Tanner (12)

AGAINST: (0)

ABSTAIN: (0)

The motion to **REFUSE** the application was **RESOLVED**.

164. Planning Appeals Update (June - August 2022)

This report provided Members with a summary of recent planning appeal decisions.

Members welcomed this report. Following debate, the report was noted by Members.

165. Urgent Business

There were no items of urgent business.

The meeting concluded at 20.40