

Minutes

Planning Committee Tuesday, 22nd November, 2022

Attendance

Cllr Tanner (Chair)	Cllr Gelderbloem
Cllr Barber (Vice-Chair)	Cllr Jakobsson
Cllr Dr Barrett	Cllr Mrs Murphy
Cllr M Cuthbert	Cllr Mynott
Cllr Fryd	Cllr Wiles

Apologies

Cllr Laplain	Cllr Parker
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Substitute Present

Cllr Mrs Hones
Cllr Sankey

Also Present

Cllr Mrs Pearson

Officers Present

Phil Drane	- Director - Place
Caroline Corrigan	- Corporate Manager (Planning Development Management)
Carole Vint	- Planning Officer
Claire Mayhew	- Corporate Manager (Democratic Services) and Deputy Monitoring Officer
Jonathan Quilter	- Corporate Manager (Strategic Planning)
Kathryn Williams	- Consultant Planner
Zoe Borman	- Governance and Member Support Officer

234. Apologies for Absence

Apologies had been received from Cllrs Parker and Laplain. Cllrs Hones and Sankey were substitutes respectively.

235. Minutes of the Previous Meeting

The Minutes of the last Planning Committee held on 18th October 2022 were agreed as a true record.

236. APPLICATION NO: 21/01766/FUL - Land North of Roman Road, Roman Road, Ingatestone

This application had been submitted on behalf of Hallmark Care Homes (Ingatestone) Limited, for the erection of a headquarter office with associated Centre of Excellence and care home.

The proposal has been subject to extensive pre-application consultation with Council officers, and discussion with Parish Council and Local Ward Councillors. A virtual public consultation took place in February 2021 and the scheme was presented twice to the Essex Quality Review Panel (EQRP).

Ms Kathryn Williams was present at the meeting and presented the report.

The Committee then heard from Mr Paul Brailsford, Agent on behalf of the applicant.

Cllr Jane Winter, Ingatestone & Fryerning Parish Council, raised concerns including the heavy workload of the GP Practice and local concern around the use of the A12 slip road given the 3 development sites in close proximity.

Cllr Sankey addressed the Committee as Ward Councillor opposing the application commenting the application would be detrimental to the ward for reasons including considerable increase of vehicular use and lack of parking.

Cllr Wagland also spoke as Ward Councillor, raising issues such as parking, flooding and the NHS provision and offer of an Impact Assessment, and the need for acoustic glazing and fencing.

Cllr Tanner, spoke in favour of the application and **MOVED** that the application be **APPROVED**. This was **SECONDED** by Cllr Barber.

Following a full discussion Members voted as follows:

FOR: Cllrs Barber, Dr Barrett, Gelderbloem, Hones, Jakobsson, Murphy, Tanner, Wiles (8)

AGAINST: Cllrs M Cuthbert, Fryd, Mynott, Sankey (4)

ABSTAIN: (0)

The motion to APPROVE the application was RESOLVED subject to the conditions and S106 agreement outlined in the report, plus 2 additional conditions agreed as follows:

40 NOISE

Prior to occupation of the office building and the care home, details of the proposals for noise mitigation as set out in the submitted Noise Impact Assessment by Create Consulting Engineers Ltd (ref. BD/CS/P20-2019/03 Rev A August 2021) shall be submitted to and approved in writing by the LPA. Such details shall include specifications for the glazing and mechanical ventilation to habitable rooms within the care home, the external noise barrier and other provisions to reduce noise levels in external amenity areas (these will also need to be shown on a site plan), specifications for the internal noise levels within the office areas and details of the location and screening of external plant and equipment. The details shall be implemented as approved and retained thereafter.

Reason: In order to protect the amenity of future occupiers.

41 NOISE

Prior to occupation of the office building and the care home, the following information shall be submitted to and approved in writing by the local planning authority: an acoustic assessment to be undertaken by a competent qualified acoustic engineer, in order to demonstrate that, further to the noise mitigation measures being implemented, the internal noise levels for the habitable rooms in the care home and external amenity areas have met the guideline values contained in BS8233:2014 Table 4 and paragraph 7.7.3.2, and that the office accommodation meets the noise criteria for external noise intrusion contained in the British Council for Offices (BCO) Guide to best practice in the specification for offices Seventh Edition 2019.

Reason: In order to protect the amenity of future occupiers.

42 Boundary treatment

Prior to commencement of above ground works, a detailed scheme for the siting and design of all boundary treatments and way finding shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented before the use hereby permitted commences and retained for the lifetime of the development, unless otherwise approved, in writing, by the local planning authority.

Reason: In order to ensure high quality landscaping for the boundaries of the site in the interests of visual amenity.

237. APPLICATION NO: 22/01190/FUL - 1 Pilgrims Hall Cottages, Ongar Road, Pilgrims Hatch, Brentwood, Essex CM15 9SA

This application comprised of the construction of two detached dwellings adjacent to No. 1 Pilgrims Hall Cottages.

The application had been referred at the request of Cllr Aspinell for the following reason:

I accept that this site lies within the green belt but it currently is, and has been for many years, a site that is aesthetically harmful to the location - perhaps best described as an unofficial scrap yard. There are currently two 1950's tractors rotting on the site, along with an assortment of other vehicles and machinery. To the rear and sides there are wooden buildings that have been covering the majority of the site for decades. These were originally used as a storage facility and repair shop.

It is my opinion that special circumstances do exist within this application as the demolition of the wooden buildings and clearing of the site would allow for the construction of two much needed bungalows (we are rapidly losing such properties in Pilgrims Hatch due to conversion into houses) and offer a more visually attractive sightline and environment for neighbouring properties.

Mrs Carole Vint presented the report.

Mr Paul Calder, Agent for the applicant, addressed the committee in support of the application.

The Chair read a statement from Cllr Aspinell, Ward Cllr, giving reasons for his referral.

Following a full discussion Cllr Tanner **MOVED** that the application be **REFUSED**. This was **SECONDED** by Cllr Barber.

Members voted as follows:

FOR: Cllrs Barber, Dr Barrett, M Cuthbert, Fryd, Gelderbloem, Hones, Jakobsson, Murphy, Mynott, Tanner, Sankey, Wiles (12)

AGAINST: (0)

ABSTAIN: (0)

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

238. APPLICATION NO: 22/01282/HHA - 59 Petresfield Way, West Horndon, Brentwood, Essex CM13 3TG

This application had been withdrawn due to the consultation period not having expired.

239. Housing Delivery and Supply Monitoring Update

There is a legal requirement for the Council to monitor completions and the impact of the 'Five Year Land Supply' of sites for future housing.

This report provided a summary of housing delivery and supply monitoring information to the year ending 31 March 2022. The report briefed Members on the publication and implications of this updated information.

Mr Quilter summarised the report.

Following a full discussion the report was noted.

240. Urgent Business

There were no items of urgent business.

The meeting concluded at 20:51