

Minutes

Planning Committee Tuesday, 21st February, 2023

Attendance

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

Apologies

Cllr Mrs Murphy	Cllr Wiles
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Substitute Present

Cllr Mrs Hones
Cllr Mrs Pearson

Also Present

Cllr Kendall
Cllr Lewis
Cllr McLaren
Cllr Russell

Officers Present

Phil Drane	- Director - Place
Caroline Corrigan	- Corporate Manager (Planning Development Management)
Claire Mayhew	- Corporate Manager (Democratic Services) and Deputy Monitoring Officer
Paulette McAllister	- Programme Lead - Strategic Housing Development Programme
Daryl Cook	- Planning Officer
Kathryn Williams	- Consultant Planner
Justin Booij	- Senior Planning Officer (Dunton Hills Garden Village)
Brooke Pride	- Planning Officer
Brendan Johnston	- Strategic Development Engineer, Essex Highways
Zoe Borman	- Governance and Member Support Officer

338. Apologies for Absence

Apologies had been received from Cllrs Murphy and Wiles. Cllrs Hones and Pearson were substitutes.

339. Minutes of the Previous Meeting

The Minutes of the last meeting held on 17th January 2023 were agreed as a true record.

340. APPLICATION NO: 22/01205/FUL Cheale Meats LTD Orchard Farm Little Warley Hall Lane West Horndon Little Warley Brentwood Essex CM13 3EN

This application had been referred to Committee on the basis that Officers consider this proposal would “have significant policy or strategic implications, including departures from the approved development plan which would require referral to the Secretary of State” if approved (Part B, paragraph 2.1, pg.204 of the Constitution v27.07.22).

Planning permission is sought for the “Construction of meat processing building (Use Class B2), one HGV maintenance building (Use Class B2) and one food storage building (Use Class B8) with roof mounted solar PV panels, new access and staff parking, enhanced landscaping, sustainable drainage and a combined heat and power plant” at Cheale Meats Ltd, Orchard Farm, Little Warley Hall Lane, West Horndon, Little Warley, Brentwood, Essex, CM13 3EN.

Mr Daryl Cook presented the report.

Mr James Bompas, Agent, spoke on behalf of the applicant.

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

Some members spoke objecting to the application stating inappropriate development in the green belt and there being no need for employment. Others considered that very special circumstances would exist to overcome all harm arising from the development.

Cllr Fryd requested a traffic survey be conditioned.

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

FOR: Cllrs Barber, Gelderbloem, Jakobsson, Hones, Parker, Pearson, Tanner (7)

AGAINST: Cllrs Cuthbert, Fryd, Laplain, Mynott (4)

ABSTAIN: Cllr Dr Barrett (1)

The application was **APPROVED** subject to conditions and obligations to be agreed between Officers and the Chair and reported to the Secretary of State prior to a decision notice being issued.

341. APPLICATION NO: 22/01637/ADV Land at Brookfield Close Hutton Essex

This application is a scheduled Committee item because the application is submitted by the Brentwood Borough Council's Housing Team and concerns Council owned land.

Advertisement consent is sought to display one non-illuminated timber panel sign at the corner of Brookfield Close and Rosen Crescent and two non-illuminated timber V frame (triangular) sign boards, one on the corner of Hutton Drive and the other facing onto Hanging Hill Lane.

Ms Brooke Pride presented the report and advised that the application was retrospective as the signs were already in place.

The committee noted that the materials were stated as timber in the report and the application form but in fact consisted of metal. Nevertheless, this is acceptable.

A motion to **APPROVE** the application was **MOVED** by Cllr Mynott and **SECONDED** by Cllr Barber.

Members voted as follows:

FOR: Cllrs Barber, Barrett, Cuthbert, Fryd, Gelderbloem, Jakobsson, Hones, Laplain, Mynott, Parker, Pearson, Tanner (12)

AGAINST: (0)

ABSTAIN: (0)

The application was **APPROVED** subject to conditions stated in the report.

342. APPLICATION NO: 22/00044/OUT Land to rear of the Nags Head Brook Street Brentwood Essex

This application had been referred to the Council's Planning and Licensing Committee at the discretion of the Head of Planning and Development on the basis that this proposal would "have significant policy or strategic implications,

including departures from the approved development plan which would require reporting to the Secretary of State” if approved (Part B, paragraph 2.1, pg.204 of the Constitution v27.07.22)..

The proposal is for outline planning application (all matters reserved other than access) for mixed use development comprising up to 12,000sqm GIA car showroom use with ancillary office use (Sui Generis), 20,250sqm GIA flexible employment/storage.

Mr Justin Booij presented the report.

Mr Alex Kensit, resident, was present at the meeting and spoke in favour of the application.

Mr Peter Jeffery, Agent, was also present and addressed the committee on behalf of the applicant.

Cllr Tom McLaren, Ward Councillor, spoke objecting to the application for reasons of inappropriate development within the green belt, traffic safety issues, and unsuitable location and design. He also stated that he was speaking on behalf of residents who objected to the application.

Cllr Laplain also spoke in objection to the application and **MOVED** that the application be **REFUSED**. The motion was **SECONDED** by Cllr Mynott.

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

FOR: Cllrs Dr Barrett, Cuthbert, Fryd, Laplain, Mynott (5)

AGAINST: Cllrs Barber, Gelderbloem, Jakobsson, Hones, Parker, Pearson, Tanner (7)

ABSTAIN: (0)

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

Cllr Tanner spoke in favour of the application stating its economic benefit to the borough and a great opportunity for Brentwood. Cllr Tanner **MOVED** that the application be **APPROVED**. This was **SECONDED** by Cllr Barber.

Mr Booij advised that should the committee be minded approving the application then there were a number of conditions and s106 obligations that had been proposed through working with the applicant which should form part of the application.

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

FOR: Cllrs Barber, Gelderbloem, Jakobsson, Hones, Parker, Pearson, Tanner (7)

AGAINST: Cllrs Dr Barrett, Cuthbert, Fryd, Laplain, Mynott (5)

ABSTAIN: (0)

The application was **APPROVED** subject to conditions to be agreed.

343. APPLICATION NO: 21/01440/FUL 53-55 High Street Brentwood Essex CM14 4RH

This planning application sought permission for the part demolition and redevelopment of the site, to create a three-storey development comprising two commercial units on the ground floor and 13 residential units above. The proposal retains part of the principal façade of the building.

Ms Kathryn Williams presented the report to members.

Mr Brendon Robins, Agent, spoke on behalf of the Applicant.

Ward Cllr Lewis addressed the committee objecting to the application having concerns of loss of light and commercial use at the rear of the property.

Cllr Tanner thanked the officer for the report and **MOVED** that the application be **APPROVED**. This was **SECONDED** by Cllr Barber.

Following discussion, a vote was taken by Members who voted as followed:

FOR: Cllrs Barber, Dr Barrett, Gelderbloem, Jakobsson, Hones, Parker, Pearson, Tanner (8)

AGAINST: Cllrs Cuthbert, Laplain, Mynott (3)

ABSTAIN: Cllr Fryd (1)

The application was **APPROVED** subject to conditions stated in the report.

344. Urgent Business

There were no items of urgent business.

The meeting concluded at 21:30