

Minutes

Planning Committee Tuesday, 14th March, 2023

Attendance

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

Apologies

Cllr Mrs Murphy

Substitute Present

Cllr Mrs Hones
Cllr Mrs Pearson

Also Present

Cllr Jakobsson
Cllr Heard
Cllr Hossack
Cllr Lockhart
Cllr Wagland
Cllr Keeble

Officers Present

Caroline Corrigan	- Corporate Manager (Planning Development Management)
Jonathan Quilter	- Corporate Manager (Strategic Planning)
Julia Sargeant	- Senior Planning Officer
Claire Mayhew	- Corporate Manager (Democratic Services) and Deputy Monitoring Officer
Paulette McAllister	- Programme Lead - Strategic Housing Development Programme
Zoe Borman	- Governance and Member Support Officer
Brendan Johnston	- Strategic Development Engineer, Essex Highways

402. Apologies for Absence

Apologies were received from Cllrs Murphy and Jakobsson. Cllrs Pearson and Hones attended as substitutes.

403. Minutes of the Previous Meeting

The Minutes of the last Planning Committee held on 21st February were approved as a true record.

404. APPLICATION NO: 22/01411/FUL LAND NORTH OF WOOLLARD WAY NINE ASHES ROAD BLACKMORE ESSEX

This application is of a strategic nature identified within the Brentwood Local Plan and as such was deferred to the Planning Committee for decision at the discretion of the Director of Place Services.

Ms Julia Sargeant presented the report to Members in the absence of Ms Dunning.

Members then heard from Mr Bill Ratcliffe, Blackmore Village Heritage Association (BVHA) and Mr Tim Chilvers, Agent in support of the application.

Cllr Keeble, Parish Councillor, addressed the committee commending the Agent, Andersons for their collaboration with the Parish Council and BVHA resulting in a sympathetic application for the village. He also stressed the need for s106 to mitigate the harm on local services.

Cllr Jakobsson addressed the Committee as Ward Councillor in support of the application.

The Chair then read a statement from Cllr Bridge, Ward Councillor, in support of the application.

The committee also heard from Cllr Wagland, Essex County Councillor, commending the local community in defending their village and their ongoing work with the agent resulting in a favourable response from the developer.

Cllr Tanner also spoke in support and **MOVED** that the application be **APPROVED**. Cllr Barber **SECONDED** the motion.

Following a full debate, Members voted as follows:

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

AGAINST: (0)

ABSTAIN: (0)

The motion was **CARRIED UNANIMOUSLY** to **APPROVE** the application subject to S106 and conditions as outlined in the report.

[Cllr Mynott declared a non-pecuniary interest as a member of the Essex Wildlife Trust.]

405. APPLICATION NO: 22/01640/FUL BAYTREE SHOPPING CENTRE BRENTWOOD ESSEX CM14 4BX

This application is a scheduled Committee item because the application had been submitted by Seven Arches Investment Limited (SAIL). Seven Arches Investment Limited is Brentwood Borough Council's development arm and the proposal concerns council owned land.

Ms Julia Sargeant presented the report to Members.

The committee then heard from Mr Graham Clegg from Beckett House Leaseholders' Association. Although not opposed to the development, concerns were raised regarding noise, air quality and amenity which Mr Clegg confirmed had been satisfied within the conditions.

Ward Cllr Dr Barrett spoke in support of the application. However, an issue around the controlled parking zone was raised and requested that an extension of 5 parking places for residents in South Street be added as a condition. Officers were instructed to explore the potential of extending the CPZ within South Street and where possible to include a suitably worded condition.

Cllr Parker welcomed this application and its benefits to the Town Centre and **MOVED** that the application be **APPROVED**. This was **SECONDED** by Cllr Barber.

Cllr Mynott although in favour in principle and welcoming of a cinema, opposed the application for reasons including public realm, unsatisfactory retail provision, pedestrian movement and non-integration route of the Town Centre.

Following a full discussion, Members voted as follows:

FOR: Cllrs Barber, Dr T Barrett, Cuthbert, Fryd, Gelderbloem, Hones, Laplain, Pearson, Parker, Tanner, Sankey (11)

AGAINST: Cllr Mynott (1)

ABSTAIN: (0)

[Cllr Mynott declared a non-pecuniary interest as a trustee of Brentwood Community Transport, who have a unit within the Bay Tree Centre.]

[Cllr Tanner declared a pecuniary interest as he is a member of PCC of St Thomas' Church]

406. APPLICATION NO: 22/00572/BBC GARAGE BLOCK SIR FRANCIS WAY BRENTWOOD ESSEX

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

Ms Julia Sargeant presented the report.

Mr Fisher, Agent on behalf of the Applicant addressed the committee in support of the application. The committee also heard from Ms Paulette McAllister on behalf of the Strategic Housing Delivery Partnership which seeks to bring zero carbon affordable homes across the borough. Ms McAllister reported this was the first site within the Town Centre, a walkable neighbourhood and offering much needed 3-bed homes.

Ward Cllr Russell addressed the committee in support of the application.

Members welcomed this report. Cllr Tanner **MOVED** and Cllr Barber **SECONDED** that the application be **APPROVED**.

Following discussion members voted as follows:

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

AGAINST: (0)

ABSTAIN: (0)

The motion was **CARRIED UNANIMOUSLY** to **APPROVE** the application subject to conditions as outlined in the report.

407. Essex County Council Developers' Guide to Infrastructure Contributions proposed revisions 2023

Essex County Council are consulting with Local Planning Authorities on a new edition of the Developers' Guide to Infrastructure Contributions (Appendix B), which will replace the previous edition published in 2020. Planning Licensing

Committee formally acknowledged the Developers' Guide to Infrastructure Contributions (revised edition 2016) as having material weight for planning applications (Item 104, 19 July 2016).

Following a full discussion Members were asked to:

R1. Note the content of the response to the Essex County Council Developers' Guide to Infrastructure Contributions proposed revisions 2023 consultation as set out in Appendix A.

408. Urgent Business

There were no items of urgent business.

The meeting concluded at 21:18