

# Minutes

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## Planning Committee Tuesday, 12th March, 2024

### Attendance

Cllr Mynott (Chair)	Cllr Gorton
Cllr M Cuthbert (Vice-Chair)	Cllr Heard
Cllr Bridge	Cllr McCheyne
Cllr Mrs N Cuthbert	Cllr Munden
Cllr Mrs Francois	Cllr Mrs Murphy

### Apologies

Cllr Dr Barrett	Cllr Gelderbloem
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### Substitute Present

Cllr Barber  
Cllr Barrett

### Also Present

### Officers Present

Claire Mayhew	- Acting Joint Director of People & Governance & Monitoring Officer
Leigh Nicholson	- Interim Director - Place
Zoe Borman	- Governance and Member Support Officer
Caroline Corrigan	- Corporate Manager (Planning Development Management)
Paulette McAllister	- Programme Lead - Strategic Housing Development Programme
Julia Sargeant	- Senior Planning Officer

### LIVE BROADCAST

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

#### **427. Apologies for Absence**

Apologies were received by Cllr Gelderbloem and Cllr Dr Barrett. Cllrs Barber and G Barrett were substituting respectively.

#### **428. Minutes of the Previous Meeting**

The Minutes of the last meeting held on 20<sup>th</sup> February 2024 were agreed as a true record, with the addition of Cllr Munden listed as "in attendance".

#### **429. Application No: 23/00888/FUL Brookes House 79-81 Western Road Brentwood Essex CM14 4ST**

This application had been referred to Planning Committee by Councillor Fulcher for the following reasons:

The documents for the South and West elevation and North and East elevation show a proposed increase in the size of the development that will impact on the privacy of properties nearby. The car parking planned for the development is a 14 space carpark which will not meet the demands for a care home of this size. Potentially creating parking issues on the roads surrounding Brookes House.

Ms Julia Sargeant presented the report.

Mr Joe Swallow was in attendance and spoke opposing to the application for reasons including overwhelming scale, negative impact on surrounding neighbourhood and damage to trees.

Mr Douglas Bond, spoke on behalf of the applicant in support of the application, pointing out the benefits including the amended high quality design, reduction in height and removal of less trees.

Cllr Fulcher, Ward Council, spoke opposing to the application and reiterating the reasons for referral.

Members enquired about the parking provision. Officers advised that the development fell between two uses defined within the adopted vehicle parking standards (C2 care home and warden assisted retirement developments) with a short-fall of 2-3 spaces for staff car parking and 24

spaces for future occupants at the rate of around 0.44 spaces per unit. However, the location was sustainable and close to the High Street and public car parks as well as the Station. Essex County Council Highways had raised no objections.

Cllr Mynott raised concerns including contradiction to the Town Centre Design Guide, height and encroachment and **MOVED** a motion to **REFUSE** the application. This was **SECONDED** by Cllr M Cuthbert.

Officers advised that the Town Centre was a “guide” and each application should be determined on its merits. Also density does not equate to massing. The scheme also has to be assessed with regard to the extant permission on site which could be implemented and represents a realistic fallback position.

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

FOR: Cllrs G Barrett, M Cuthbert, Mrs N Cuthbert, Munden, Mynott. (5)

AGAINST: Cllrs Bridge, Barber, Mrs Francois, Heard, McCheyne, Mrs Murphy (6)

ABSTAIN: Cllr Gorton (1)

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

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

Members voted as follows:

FOR: Cllrs Bridge, Barber, Francois, Heard, McCheyne, Murphy (6)

AGAINST: Cllrs Munden, Mynott (2)

ABSTAIN: Cllrs G Barrett, M Cuthbert, N Cuthbert, Gorton (4)

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

The application was **APPROVED** subject to the completion of a S106 agreement and conditions outlined in the report.

**430. Application No: 23/01044/FUL Garages Highwood Close Brentwood Essex**

This application has been scheduled for determination by the Council's Planning Committee because the land is owned by Brentwood Borough Council and has been submitted by the Council's Housing Team.

Ms Julia Sargeant presented the report.

Ms Paulette McAllister spoke on behalf of the Strategic Housing Development Programme in support of the application.

Ward Cllr Fulcher spoke in support of the application commenting that this was important affordable housing for residents.

Members raised concerns regarding the negative biodiversity net gain calculation.

Following a full discussion Cllr Mynott **MOVED** and Cllr M Cuthbert **SECONDED** a motion to **DEFER** the application.

Members voted as follows:

FOR: Cllrs M Cuthbert, Munden, Gorton (3)

AGAINST: Cllrs Barber, Bridge, Mrs Francois, Heard, McCheyne, Mrs Murphy (6)

ABSTAIN: Cllrs G Barrett, Mrs N Cuthbert, Gorton (3)

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

Officers advised that it was normal practice to require full details of biodiversity enhancement strategies through a planning condition as they are often linked to soft landscaping details and this is recommended as per

condition 9 of the report. This application is not subject to mandatory biodiversity net gain.

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

A vote was taken and Members voted as follows:

FOR: Cllrs Barber, G Barrett, Bridge, M Cuthbert, Mrs N Cuthbert, Mrs Francois, Gorton, Heard, McCheyne, Munden, Mrs Murphy (11)

AGAINST: (0)

ABSTAIN: Cllr Mynott (1)

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

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

#### **431. Planning Appeals Update (November 2023 - February 2024)**

This report provides the committee with a summary of recent planning appeal decisions in the borough.

Mrs Corrigan summarised the report.

Following discussion the report was noted.

#### **432. Planning Enforcement Activity Overview**

This report summarises the planning enforcement activity undertaken in Brentwood Borough for the period between 1 October 2022 and 31 January 2024.

Mrs Corrigan summarised the report.

The report was welcomed by Members and noted.

**433. Urgent Business**

There was no urgent items.

The meeting concluded at 21.47.