

# Minutes

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## Planning Committee Wednesday, 29th November, 2023

### Attendance

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

### Apologies

Cllr Gelderbloem

### Substitute Present

Cllr Barber

### Also Present

Cllr Hirst  
Cllr Marsh  
Cllr Houghton  
Cllr Parker  
Cllr Mayo

### Officers Present

Caroline Corrigan	- Corporate Manager (Planning Development Management)
Phil Drane	- Director - Place
Jonathan Quilter	- Corporate Manager (Strategic Planning)
Justin Booij	- Senior Planning Officer (Dunton Hills Garden Village)
Emily Knowles	- Legal Consultant, Sharpe Pritchard on behalf of Brentwood Council
Andrew Swaffer	-
Claire Mayhew	- Acting Joint Director of People & Governance & Monitoring Officer
Zoe Borman	- Governance and Member Support Officer

## LIVE BROADCAST

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

### 249. Apologies for Absence

Apologies had been received from Cllr Gelderbloem. Cllr Barber was acting as substitute.

### 250. Minutes of the Previous Meeting

The Minutes of the meeting held on 21<sup>st</sup> November will be brought to the next Committee for approval.

### 251. 21/01525/OUT Entire Land East of A128 , Tilbury Road, West Horndon, Essex

Cllr Mynott **MOVED** and Cllr M Cuthbert **SECONDED** a motion to suspend Standing Orders procedural rule (Part 4.1, 8.1 (I)) on the length of time that speakers have for the duration of this meeting. This is to accommodate the more detailed dialogue required on this strategic development proposal. This was **AGREED** by Members.

Planning Committee members were required to consider this outline planning application, which concerns the largest and most complex development in the borough's recent history. Since the application's initial pre-application stage and throughout the application's submission to date, officers have played their part in preparing this application for a recommended resolution decision. This has involved extensive discussions with both the applicants and key stakeholders/consultees to resolve any important issues that may have been raised in consultation responses. In doing so, officers have had the benefit of expert technical consultants to work through some of the most complex issues, such as Environmental Impact Assessment, legal matters and financial viability assessment, and other technical matters.

Mr Justin Booi presented the report.

The Committee then heard from Cllr Gemma Houghton of West Horndon Parish Council expressing their concerns. These included appropriate spend of S106 monies, sustainable modes of transport and connectivity between the site and West Horndon, West Horndon Station upgrade, alternative access to major roads, Doctor's surgery relocation and impact on primary schools.

Ms Charlotte Robinson and Mr David Barnes spoke in support of the application on behalf of the applicant, CEG, and thanked all those involved in the scheme.

Members thanked officers for their work in preparing members for this committee, as they were well informed.

Members expressed a strong preference for the 35% affordable housing offer and welcomed the application and the benefits to the community.

Officers confirmed that the issues raised by WHPC were being addressed via ongoing negotiations, conditions and S106.

Cllr Mynott **MOVED** and Cllr Bridge **SECONDED** a motion to **APPROVE** to grant planning permission (subject to the criteria referenced in the officer report recommendation).

Members voted as follows:

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

AGAINST: (0)

ABSTAIN: Cllrs Mrs Murphy (1)

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

[Cllr Mynott, Cllr Gorton and Cllr Mrs Murphy declared a non-pecuniary interest as being a Member of the Essex Wildlife Trust.]

[Cllr Bridge declared a non-pecuniary interest as his employer was a fibre-provider in London]

## **252. Urgent Business**

There were no items of urgent business.

The meeting concluded at 20.30