

Minutes

Planning and Licensing Committee Tuesday, 13th December, 2016

Attendance

Cllr McCheyne (Chair)	Cllr Mrs Middlehurst
Cllr Ms Rowlands (Vice-Chair)	Cllr Morrissey
Cllr Bridge	Cllr Mrs Murphy
Cllr Faragher	Cllr Mynott
Cllr Mrs Hubbard	Cllr Newberry
Cllr Keeble	Cllr Ms Sanders

Also Present

Cllr Foan	-	West Horndon Parish Council
Cllr Lockhart	-	Blackmore, Wyatt Green & Hook End Parish Council
Cllr Hossack		

Officers Present

Phil Drane	-	Planning Policy Team Leader
Caroline McCaffrey	-	Development Management Team Leader
Claire Mayhew	-	Governance and Member Support Officer
Sonia Sharp	-	Planning Solicitor
Nick Howard	-	Senior Planner
Lorne Spicer	-	Business Development and Communications Officer
Daniel Toohey	-	Monitoring Officer

232. Apologies for Absence

No apologies were received. The Chair welcomed the newly appointed Planning Solicitor, Sonia Sharp to the committee.

233. Minutes of the Previous Meeting

The minutes of the Planning and Licensing Committee of the 11th October 2016 were approved and signed as a true record, subject to an amendment that Cllr Faragher apologies be included on the attendance list.

234. Minutes of the Licensing Appeals Sub Committee

The minutes of both the Licensing Appeal Sub-Committees held on 18th October 2016 were approved and signed as a true record.

235. Variation of the Agenda

RESOLVED, following a request from the Chair, to move item 7 - Enclosed dry recycling facility, Brentwood Transport Depot, The Drive, Great Warley, be debated before Item 4.

236. Enclosed dry recycling facility - Brentwood Borough Council Transport Depot, The Drive, Great Warley, Essex. CM13 3BH - Planning Application 16/01411/BBC

Cllr Hubbard, Ward Member expressed concerns on future vehicles movement and increases in vermin and smells within the site. The officer confirmed that due to structure, type of waste and location, the increase in vermin and small should be insignificant or non-existent.

The Officer informed the committee that the Tree Officer requested an additional condition in relating to an implementation scheme before development.

After a discussion, Cllr Faragher suggested that the use of the dry recycling site be restricted for the sole use of Brentwood Borough Council.

Cllr Hossack, Chair of Environment and Housing Committee spoke in support of the application and clarified that the application was for Brentwood Borough Council use only and not a commercial venture.

The Officer clarified that if any private operator wishes to use the facility in the future, a further planning application would be required and assessed on its own merits.

A motion was **MOVED** by Cllr McCheyne and **SECONDED** by Cllr Faragher to **APPROVE** the application subject to the additional condition relating to Trees and a mechanism for the facility to be used solely by Brentwood Borough Council.

A vote was taken by a show of hands

FOR: Cllr Faragher, Mrs Middlehurst, Mrs Murphy, Bridge, Ms Sanders, Mynott, Newberry, Morrissey, Keeble, Mrs Hubbard, Ms Rowlands and McCheyne (12)

AGAINST: (0)

ABSTAIN: (0)

The Application be **APPROVED** subject to the following conditions and the additional conditions relating to the Implementation Scheme and the sole use of the facility by Brentwood Borough Council be enforced.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

(Cllr Morrissey declared a non-pecuniary interest under the Council's Code of Conduct by virtue of her working for an on-line Estate Agent).

237. Response to Highways England M25 Junction 28 Improvement Scheme Consultation

Highways England are consulting on proposals for improvements to Junction 28 of the M25 (Brook Street roundabout, Brentwood). Proposals relate to anti-clockwise traffic connecting with the A12 eastbound towards Chelmsford/Colchester/Ipswich. Views are being sought on three potential options.

In response to the consultation, a proposed response was set out with this report (see Appendix A). As a major national infrastructure project with implications for the Borough, it is important that the Council respond and further consider issues through the Local Development Plan and Duty to Cooperate processes.

After a full discussion, a request from members for some additional wording be added to the response, this was noted by the officer.

Cllr McCheyne **MOVED** and Cllr Mrs Murphy **SECONDED** the recommendation set out in the report, a vote was taken by a show of hands.

RESOLVED UNANIMOUSLY

1. To approve the response to the Highways England M25 Junction 28 improvement scheme consultation as set out in Appendix A.

Reasons for Recommendation

Brentwood Borough Council's proposed response to the consultation is set out at Appendix A. The response broadly supports the need for improvements to M25 Junction 28.

The response supports the schemes intention to take M25 traffic travelling anti-clockwise onto the A12 eastbound carriageway, thereby relieving Brook Street roundabout somewhat and creating capacity. However, concerns are highlighted that queuing traffic originating from Brook Street A1023 backing up onto the

roundabout and then the A12 and M25, does not appear to be addressed directly as part of these proposals.

The response emphasises the importance of the scheme addressing the potential impacts on Green Belt. This area serves as an important separation between the edge of the Brentwood urban area and Greater London, specifically Harold Park at the edge of the London Borough of Havering. The level of growth being planned in the emerging Brentwood Local Plan is also raised, which is likely to have an impact on Junction 28. Highways England has been encouraged to take into account the emerging highways modelling evidence being produced to support the Local Plan, as well as evidence from other plans being prepared by local authorities in the wider area.

(For clarity an amended response is appended to these minutes).

(Cllr Morrissey declared a non-pecuniary interest under the Council's Code of Conduct by virtue of her working for an on-line Estate Agent).

238. Response to Epping Forest Draft Local Plan

This report seeks Members approval on a formal response to Epping Forest District Council's Draft Local Plan consultation (October 2016). An early response was submitted to comply with the consultation deadline, subject to the approval of the Council's Planning and Licensing Committee.

The Council's response sets out general support for the Epping Forest Draft Local Plan's strategic objectives and vision, with some concern expressed over the longer term allocation of housing sites within the sub-regional housing market area.

Both Council's have a "duty to cooperate" on strategic priorities, such as planning issues that cross administrative boundaries. These priorities include housing and Gypsy, Traveller and Showpeople site allocation, conservation of the natural environment and Green infrastructure. Work is ongoing between the two Councils to continue development of their respective Local Plans.

After a brief discussion, Cllr McCheyne **MOVED** and Cllr Ms Rowlands **SECONDED** the recommendation in the report, a vote was taken by a show of hands.

RESOLVED UNANIMOUSLY

1.1 To approve the response to the Epping Forest Draft Local (October 2016), as set out in Appendix A.

Reasons for Recommendation

It is not considered necessary to object to the Epping Forest District Draft Local Plan consultation on the basis of likely minimal impacts for Brentwood Borough. However, the four districts (Epping Forest, East Herts, Harlow and Uttlesford) within this housing market area have not finalised their agreement for meeting local housing need the target, with a Memorandum of Understanding still in draft form. There is a risk of a greater number of homes being required within Epping Forest District. Brentwood Borough Council should therefore take a precautionary approach under the duty to cooperate.

Specific mention is made to the way in which development is planned around Chipping Ongar and High Ongar, so as to minimise potential impacts on the north of Brentwood Borough and to ensure the benefits of new development are shared across the wider area and local communities.

It is considered appropriate that Brentwood Borough Council express general support for the way in which the Epping Forest Draft Local Plan looks to move forward with challenging development needs, and commit to continued collaboration through the duty to cooperate on strategic issues that affect our two areas.

(Cllr Morrissey declared a non-pecuniary interest under the Council's Code of Conduct by virtue of her working for an on-line Estate Agent).

239. Brentwood Monitoring Report: Housing Delivery & Five Year Housing Supply

The Council regularly monitors how planning policies are being implemented in regards to the decision-taking process, as well as progress on the plan-making process for preparation of documents set out in the Local Development Scheme.

As agreed at Planning and Licensing Committee on 1 December 2015, as soon as monitoring data becomes available the information is collated for publication into a series of monitoring updates, each reporting on different monitoring issues, which together form the Council's Authority Monitoring Reports (AMR). For clarity these have been branded "Brentwood Monitoring Reports" to be consistent with the emerging Brentwood Local Development Plan (LDP) and other supporting documents.

Two monitoring updates have been prepared for publication, the first of which contains information relating to housing delivery (for the period 1 April 2015 to 31 March 2016), and the second provides an update on five year housing land supply (as at 1 April 2016 to 31 March 2021).

The Officer informed the committee of an additional table that will be added to Appendix A relating to the annual number of planning permissions granted for new

homes compared with completions, and that Table 6 in Appendix A is to be amended to include data on permitted Gypsy and Traveller pitches as at November 2016. The Officer also proposed an amendment to the recommendation to state:

“To approve publication of the following Brentwood Monitoring Reports and publish on the Council’s Website”.

This was agreed by the Chair.

Cllr Hubbard **MOVED** that the recommendations are voted on separately, this was agreed by the Chair.

Cllr McCheyne **MOVED** and Cllr Bridge **SECONDED** recommendation 1(a) of the report.

1. **To approve publication of the following Brentwood Monitoring Report and publish on the Council’s Website:**
 - a) **Housing Delivery 2015/16, as set out in Appendix A**

A vote was taken by a show of hands and it was **RESOLVED UNANIMOUSLY**.

Cllr McCheyne **MOVED** and Cllr Bridge **SECONDED** recommendation 1(b) of the report.

1. **To approve publication of the following Brentwood Monitoring Report and publish on the Council’s Website:**
 - b) **Five Year Housing Supply 2016-2021, as set out in Appendix B**

A vote was taken by a show of hands and it was **RESOLVED**.

Reason for Recommendation

It is important that the Council publishes monitoring information in order to share performance and achievements with the local community as information becomes available. It also meets the monitoring requirements set out in the NPPF and Town and Country Planning Regulations 2012, as amended by the Localism Act 2011.

In addition to publishing monitoring information in usual formats, such as a PDF document on the Planning pages of the Council’s website, use of the DataShare site will help meet the Council’s commitment to being open and transparent. AMR data will be freely available to view and download in a variety of formats.

(Cllr Morrissey declared a non-pecuniary interest under the Council’s Code of Conduct by virtue of her working for an on-line Estate Agent).

240. Urgent Business

The Chair reminded all members of the Planning Training taking place on Tuesday 20th December 2016 at 6.00pm in the Council Chamber.

The meeting ended at 20:04