
Minutes of the meeting of the Development and Regulation Committee, held in Committee Room 1, County Hall, on Friday, 28 October 2022 at 10:30.

Present:

Cllr C Guglielmi (Chairman)	Cllr I Grundy
Cllr M Steptoe	Cllr S Kane
Cllr J Fleming	Cllr R Moore
Cllr M Garnett	Cllr P Thorogood
Cllr D Harris	Cllr J Henry
Cllr L Bowers-Flint	

1. Membership, Apologies, Substitutions and Declarations of Interest

Apologies were received from Cllr B Aspinell, Cllr M Hardware, for whom Cllr J Henry substituted and from Cllr J Jowers, for whom Cllr I Grundy substituted.

Councillor P Thorogood declared an interest in item 4.1 of the agenda (Minute 1) concerning Braintree Waste Transfer Station, Cordons Farm as the site was in his division. Cllr Thorogood considered that as he had not previously expressed a view on the proposition, he was not precluded from participating in the debate and voting on this item.

2. Minutes

The minutes of the meeting held on 23 September 2022 were agreed as a correct record and signed by the Chairman.

3. Identification of Items Involved in Public Speaking

There were no public speakers.

4. Braintree Waste Transfer Station, Cordons Farm, Long Green, Cressing

The Committee considered report DR/38/22 by the Chief Planning Officer.

Members noted the addendum to the agenda.

Policies relevant to the application were detailed in the report.

Details of consultation and representations received were set out in the report.

The Committee noted the key issues:

1. The wording/requirements of the condition
2. The reason why the condition was originally imposed
3. The appraisal of the submitted Odour Management Plan

Following comments and concerns raised by members, it was noted:

- The housing developer had undertaken odour monitoring which had shown that some odour was detectable from the Waste Transfer Station across the area proposed to be developed for housing. The plans submitted by the housing

developer, as part of the reserved matters pending determination with Braintree District Council, included a no build buffer which was suggested by the developer to be sufficient in terms of mitigation.

- There were separate conditions controlling noise as part of the extant permission.
- The management of any flies and pests would be governed through the Environmental Permit.
- There was no external storage of municipal black bag waste on-site.
- The 18 sensitive receptors referenced in the report were the locations of the original odour modelling. These location points, together with two additional locations, were the points at which the applicant proposed to undertake monitoring (sniff tests).
- The monitoring plan proposed that the applicant would undertake daily monitoring within the Waste Transfer Station and weekly monitoring at the other receptor points. The results of this monitoring could be requested by the Waste Planning Authority in the event of concern, with the monitoring results also required to be retained by the applicant for a two-year period.
- It was noted that if odour complaints were received and an issue was identified, all incoming waste would be diverted away from the site to allow appropriate investigation and for the cause of the issue to be identified.

There being no further points raised, the resolution was proposed by Councillor M Garnett and seconded by Councillor D Harris. Following a unanimous vote in favour, it was

Resolved

That the condition be discharged subject to confirmation on the decision letter issued that the 'Daily Site Monitoring Form' and 'Weekly Site Monitoring Form' included at Appendix 3 of the Odour Management Plan for the Braintree Waste Transfer Station are updated to reflect the 'Odour Report Form' template within the 'Additional guidance for H4 Odour Management – How to comply with your environmental permit', produced by the EA.

5. Land at Terminus Drive, Pitsea Hall Lane, Pitsea, Basildon

The Committee considered report DR/39/22 by the Chief Planning Officer, concerning an update on the enforcement of planning control.

Following comments and concerns raised by members, it was noted:

- A standoff between the railway line and the stockpile was required to allow Network Rail access to the line.
- If the owner did not comply, officers could then commence the process for prosecution.

The Committee NOTED the report.

6. Applications, Enforcement and Appeals Statistics

The Committee considered report DR/40/22; applications, enforcement and appeals statistics, as at the end of September 2022.

The Committee NOTED the report.

7. Date of Next Meeting

The Committee noted that the next meeting was scheduled for 10.30am on Friday 25 November 2022, to be held in Committee Room 1, County Hall, Chelmsford.

There being no further business, the meeting closed at 11:00am.