



Essex County Council

Development and Regulation Committee

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| 10:30 | Friday, 28 July 2023 | Committee Room 1 County Hall, Chelmsford, CM1 1QH |
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For information about the meeting please ask for:

Emma Hunter, Democratic Services Officer

Telephone: 033301 36601

Email: democratic.services@essex.gov.uk

Essex County Council and Committees Information

All Council and Committee Meetings are held in public unless the business is exempt in accordance with the requirements of the Local Government Act 1972.

Members of the public will be able to view and listen to any items on the agenda unless the Committee has resolved to exclude the press and public from the meeting as a result of the likely disclosure of exempt information as defined by Schedule 12A to the Local Government Act 1972.

ECC Guest Wifi

For members of the public, you can now access free wifi in County Hall.

- Please log in to 'ECC Guest'
- Follow the instructions on your web browser

Attendance at meetings

Most meetings are held at County Hall, Chelmsford, CM1 1LX. [A map and directions to County Hall can be found on our website.](#)

Access to the meeting and reasonable adjustments

County Hall is accessible via ramped access to the building for people with physical disabilities. The Council Chamber is accessible by lift located on the first and second floors of County Hall. However, access and space for the public is extremely limited due to COVID secure requirements.

Induction loop facilities are available in most Meeting Rooms. If the meeting is taking place in Committee Room 1 you will need to download the **Sennheiser MobileConnect App** from your mobile phone's app store in order to access a sound enhancement service for the hard of hearing. You will need to bring headphones or earbuds to the meeting with you. Please speak with a member of the Democratic Services team before the start of the meeting for assistance in using this service.

Accessing Documents

If you have a need for documents in, large print, Braille, electronically or in alternative languages and easy read please contact the Democratic Services Officer before the meeting takes place. For further information about how you can access this meeting, contact the Democratic Services Officer.

The agenda is also available on the Essex County Council website, www.essex.gov.uk. From the Home Page, click on 'Running the council', then on 'How decisions are made', then 'council meetings calendar'. Finally, select the relevant committee from the calendar of meetings.

Livestreaming of meetings

In the interests of improving access to the Council's meetings, most meetings will be livestreamed on the [ECC Democracy YouTube Channel](#). Recordings of the meetings once they have finished are also available on the Channel.

Should you wish to record the meeting, please contact the officer shown on the agenda front page.

How to take part in the meeting

If you wish to address the Committee, you should contact the Democratic Services Officer preferably by email at democratic.services@essex.gov.uk no later than 5pm on the Tuesday before the meeting. If you cannot email then you can telephone 033301 36601 or 033301 39825, between 9.00 am and 5.00 pm, Monday to Friday. However, it will not be possible to register you to speak after 5.00pm on the Tuesday before the Committee meeting.

Addendum to the Agenda

There is often an addendum to this agenda published prior to the meeting. This adds additional information to the report which was received after the report was published and will be brought to the Committee's attention on the day of the meeting. To access this, please see 'Meeting Documents' at the bottom of the relevant meeting's page. The addendum is finalised on the morning of the relevant meeting. Documents referred to in it may also be accessible online via the ECC planning portal in the usual way.

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| 1 | Election of a Chairman To elect a Chairman for the meeting. | |
| 2 | Membership, Apologies, Substitutions and Declarations of Interest | 6 - 6 |
| 3 | Minutes To approve the minutes of the meeting held on 23 June 2023. | 7 - 45 |
| 4 | Identify of Items Involving Public Speaking To note where members of the public are speaking on an agenda item. These items may be brought forward on the agenda. Please note that members of the public wishing to speak must email democratic.services@essex.gov.uk no later than 5pm on the Tuesday before the meeting. | |
| 5 | Minerals and Waste | |
| 5.1 | Land at Rivenhall Airfield To consider report DR/25/23 relating to the continuation of development of the Integrated Waste Management Facility (IWMF) with deletion of condition 66, approved details thereunder and associated conditions (Plan of Action if development not taken forward within 5 years) of planning permission ESS/34/15/BTE. ESS/34/15/BTE was amended planning permission for "The Integrated Waste Management Facility comprising: Anaerobic Digestion Plant treating mixed organic waste, producing biogas converted to electricity through biogas generators; Materials Recovery Facility for mixed dry recyclable waste to recover materials e.g. paper, plastic, metals; Mechanical Biological Treatment facility for the treatment of residual municipal and residual commercial and industrial wastes to produce a solid recovered fuel; De-inking and Pulping Paper Recycling Facility to reclaim paper; Combined Heat and Power Plant (CHP) utilising solid recovered fuel to produce electricity, heat and steam; extraction of minerals to enable buildings to be partially sunken below ground level within the resulting void; visitor/education centre; extension to existing access road; provision of offices and vehicle parking; and associated engineering works and storage tanks." Location: Land at Rivenhall Airfield, Coggeshall Road, Braintree, CO5 9DF Ref: ESS/39/23/BTE | 46 - 93 |

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| 5.2 | Phoenix Freight International Limited, Swinborne Road, Basildon To consider report DR/26/23 relating to the change of use to Waste Transfer Station (part retrospective), with continued use as Operating Centre and vehicle maintenance depot. Location: Phoenix Freight International Limited, Swinborne Road, Basildon, Essex, SS13 1EF Ref: ESS/124/22/BAS | 94 - 111 |
| 6 Enforcement | | |
| 6.1 | Land on the South Western side of Ashwells Road, Pilgrims Hatch, Brentwood To consider report DR/27/23 relating to unauthorised minerals and waste development. Location: Land on the South Western side of Ashwells Road, Pilgrims Hatch, Brentwood Ref: ENF/1153 | 112 - 114 |
| 7 Information Items | | |
| 7.1 | Enforcement of Planning Control Update To update Members on the enforcement of planning control. Report DR/28/23 | 115 - 121 |
| 7.2 | Applications, Enforcement and Appeals Statistics To update Members with relevant information on Planning Applications, Appeals and Enforcement, as at the end of the previous month, plus other background information as may be requested by the Committee. Report DR/29/23 | 122 - 123 |
| 8 | Date of Next Meeting To note that the next meeting will be held on Friday 25 August 2023, in Committee Room 1, County Hall. | |
| 9 | Urgent Business To consider any matter which in the opinion of the Chairman should be considered in public by reason of special circumstances (to be specified) as a matter of urgency. | |

Exempt Items

(During consideration of these items the meeting is not likely to be open to the press and public)

The following items of business have not been published on the grounds that they involve the likely disclosure of exempt information falling within Part I of Schedule 12A of the Local Government Act 1972. Members are asked to consider whether or not the press and public should be excluded during the consideration of these items. If so it will be necessary for the meeting to pass a formal resolution:

That the press and public are excluded from the meeting during the consideration of the remaining items of business on the grounds that they involve the likely disclosure of exempt information falling within Schedule 12A to the Local Government Act 1972, the specific paragraph(s) of Schedule 12A engaged being set out in the report or appendix relating to that item of business.

10 Urgent Exempt Business

To consider in private any other matter which in the opinion of the Chairman should be considered by reason of special circumstances (to be specified) as a matter of urgency.