
Minutes of the meeting of the Development and Regulation Committee, held in Committee Room 1 County Hall, Chelmsford, Essex on Friday, 25 November 2016

Present:

Cllr R Boyce (Chairman)	Cllr K Bobbin
Cllr A Erskine	Cllr J Lodge
Cllr S Lissimore	Cllr M Mackrory
Cllr J Reeves	C Seagers

1 Apologies for Absence

Apologies were received from Cllr M Ellis, Cllr C Guglielmi, Cllr J Jowers and Cllr Lady Newton (substituted by Cllr C Seagers).

2 Declarations of Interest

No declarations of interest were made.

3 Minutes

The minutes of the meeting held on 28 October 2016 were agreed and signed by the Chairman.

4 Identification of Items Involving Public Speaking

There were no public speakers.

Minerals and Waste

5 Blackwater abstraction main, Kelvedon

The Committee considered report DR/39/16 by the Director of Operations, Environment and Economy. Members noted the Addendum to the agenda. Members were also presented with a letter from Rt Hon. Priti Patel MP, which had just been received by the Authority and expressed a number of concerns on behalf of her constituents.

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:

- Need & principle of development
- Water environment
- Ecology
- Landscape, visual impact
- Historic environment
- Noise
- Traffic and public rights of way
- Cumulative impact

Certain points were noted by Members:

- This application was for the infrastructure to enable water abstraction only; should the applicant wish to discharge water into the river at any time in the future, a new permit would be required from the Environment Agency and a further planning application might be required.
- Concern was expressed that there is no environmental permit for the Rivenhall IWMF and yet we were dealing with this application. It was explained that the developer could progress construction of the IWMF without an environmental permit, but it was very unlikely as this would be a substantial commercial risk. It was not possible to make granting the approval for this application dependent on whether the permit was given
- The reference made by the Environment Agency (on page 38 of the agenda pack) to potential impacts on the river bank specifically refer to the installation of the plant; and there would need to be a suitable survey to assess potential impact on wildlife/local environment.

There being no further matters raised by Members, the motion was proposed and seconded, and, following a unanimous vote in favour, it was

Resolved

That planning permission be granted subject to conditions covering, in summary, the following matters:

1. Commencement of development.
2. Application Details.
3. Hours of installation Monday to Sunday 7am to 7pm.
4. Submission of details of abstraction point.
5. PROW to remain open unobstructed and restored to original condition.
6. Site of abstraction and pipework route within CWS prior to installation to be surveyed for protected species.
7. Sensitive times of year for breeding birds and other protected species to be avoided.
8. Submission of management plan to minimise release of silt into the river during installation of the abstraction point.
9. Installation of abstraction not within fish and eel spawning period March-July inclusive.
10. Archaeological and palaeoenvironmental investigation and recording where necessary in areas not previously investigated.
11. Prior to commencement of development submission of traffic management plan.

12. Species rich hedgerows should be protected as set out in the application.

Enforcement Updates

6 Michelins Farm, Rayleigh

The Committee considered report DR/40/16 by the Director for Operations, Environment and Economy.

It was noted at the meeting dated 27 November 2015, it had been agreed that this case would be reviewed no later than December 2016.

The Committee noted the current position, and, there being no further matters raised by Members, the motion was proposed and seconded, and, following a unanimous vote in favour, it was

Resolved

1. That, at this current time, no further action is taken by the County Council as Waste Planning Authority in respect of the breach of the Enforcement Notice issued in June 2011, subject to the land being sold for development and permission for a new use/development being granted; and

2. This position is again reviewed by the committee no later than August 2017.

7 Intersection of A120/B1265, Braintree

The Committee considered report DR/41/16 by the Director for Operations, Environment and Economy.

The Committee NOTED the report.

Information Item

8 Applications, Enforcement and Appeals Statistics

The Committee considered report DR/42/16, Applications, Enforcement and Appeals Statistics, as at end of the previous month, by the Director of Operations, Environment & Economy.

The Committee NOTED the report.

9 Date of Next Meeting

The Committee noted that the next meeting would be held on Friday 16 December 2016 at 10.30am in Committee Room 1.

There being no further business the meeting closed at 11.12am.

Chairman