

# Minutes

## Local Plan Sub-Committee 15th December 2016

Present:

Councillors	Present	Councillors	Present
D Bebb	Yes	Mrs J Money	Yes
Mrs L Bowers-Flint (Chairman)	Yes	Lady Newton	Yes
G Butland	Yes	J O'Reilly-Cicconi	Yes
T Cunningham	Yes	Mrs W Scattergood	Yes (until 6.33pm)
D Hume	Apologies	Miss M Thorogood	Yes

Councillors Abbott, Barlow, Bowers, Horner, Mann, Mrs Schmitt and Schwier were also in attendance.

### 43 **DECLARATIONS OF INTEREST**

**INFORMATION:** The following interests were declared:

Councillor J Abbott declared a non-pecuniary interest in Agenda Item 5 – ‘Braintree Draft Local Plan – Consultation Responses – Inset Maps’ and specifically land at Bellfields, Witham as an Ordinary Member of Witham and Countryside Society, which had submitted representations supporting the retention of the site’s designation as visually important open space.

Councillor Abbott declared a non-pecuniary interest also in Agenda Item 5 – ‘Braintree Draft Local Plan – Consultation Responses – Inset Maps’ and specifically sites at Rivenhall as an elected Member of Rivenhall Parish Council which had submitted representations on the sites.

Councillor Mrs L Bowers-Flint declared a non-pecuniary interest in Agenda Item 5 – ‘Braintree Draft Local Plan – Consultation Responses – Inset Maps’ and specifically sites at Cressing as Councillor Anton Liebscher (Chairman of Cressing Parish Council), who was speaking at the meeting during Question Time was known to her. For clarity, Councillor Mrs Bowers-Flint stated also that Councillor Kevin Bowers, District Councillor for Silver End and Cressing Ward, who was speaking at the meeting, was her husband.

Councillor T Cunningham declared a non-pecuniary interest in Agenda Item 5 – ‘Braintree Draft Local Plan – Consultation Responses – Inset Maps’ and specifically Site BRAW647 – Land South of Queenborough Lane, Braintree as his parents owned a property adjacent to the site.

Councillor Lady Newton declared a non-pecuniary interest in Agenda Item 5 – ‘Braintree Draft Local Plan – Consultation Responses – Inset Maps’ and specifically sites at Bures as Mr Robert Erith, who was speaking at the meeting during Question Time, was known to her.

Councillor Lady Newton declared a non-pecuniary interest also in Agenda Item 5 – ‘Braintree Draft Local Plan – Consultation Responses – Inset Maps’ and specifically sites at Cressing as Councillor Anton Liebscher (Chairman of Cressing Parish Council), who was speaking at the meeting during Question Time was known to her, and as the elected Member for the Braintree Eastern Division of Essex County Council.

Councillor J O’Reilly-Cicconi declared a non-pecuniary interest in Agenda Item 5 – ‘Braintree Draft Local Plan – Consultation Responses – Inset Maps’ and specifically sites at Bures as two objectors were known to him.

Councillor Mrs W Scattergood declared a non-pecuniary interest in Agenda Item 5 – ‘Braintree Draft Local Plan – Consultation Responses – Inset Maps’ and specifically sites at Bures as Mr Robert Erith, Mr Charles Aldous (fellow members of Dedham Vale AONB and Stour Valley Partnership) and Councillor David Lee (Chairman of Bures Hamlet Parish Council), who were speaking at the meeting during Question Time, were known to her.

In accordance with the Code of Conduct, Councillors remained in the meeting, unless stated otherwise, and took part in the discussion when the Item/sites were considered.

#### 44 **MINUTES**

**DECISION:** That the Minutes of the meeting of the Local Plan Sub-Committee held on 28th November 2016 be approved as a correct record and signed by the Chairman.

#### 45 **QUESTION TIME**

**INFORMATION:** There were seventeen statements made. Details of the people who spoke at the meeting are contained in the Appendix to these Minutes.

Principally, these Minutes record decisions taken only and, where appropriate, the reasons for the decisions.

#### 46 **BRAINTREE DRAFT LOCAL PLAN – CONSULTATION RESPONSES – INSET MAPS**

**INFORMATION:** Consideration was given to a report summarising the comments submitted to the Council following public consultation on the draft Local Plan which had taken place between 27th June 2016 and 19th August 2016. The report included information about proposed new sites which had been put forward and, where applicable, recommended amendments.

The report related to the villages/towns of Bures Hamlet, Braintree, Cressing, Witham, Hatfield Peverel, Nounsley, Great Saling and Fairstead, and also to the Proposals Map. Maps of the sites which had been put forward for consideration and the proposed Inset Maps for each village/town and settlement to be contained within the Pre-Submission Local Plan were included in an Appendix to the report.

In discussing Sites BURE165 - Land at Colchester Road, Bures Hamlet and BURE166 – Land South of Cambridge Way, Bures Hamlet, Members of the Sub-Committee noted that both of these sites had been allocated for residential development. However, it had subsequently been reported that such development could impact on local infrastructure, particularly the provision of primary education and on the proposed extension of the Dedham Vale Area of Outstanding Natural Beauty. Furthermore, land at Site BURE166 was protected by a covenant for open space, or agricultural use. In the circumstances, it was proposed that the residential development allocation should be removed from both sites.

With regard to Inset Map 2B - Witham South and specifically land at Kings Chase, off Newland Street, Witham it was agreed that the proposed Comprehensive Development Area Policy should be amended to require the provision of a walking and cycling link between the town centre and Maldon Road Park.

In considering Inset Map 2B - Witham South and specifically Sites HATF315 and HATF316 – Wood End Farm, adjacent to Lodge Farm, Witham it was reported that there was an error in the report and that 13 non-statutory representations had been received. These representations were read to Members of the Sub-Committee at the meeting.

In discussing the Inset Map for Hatfield Peverel, Members of the Sub-Committee made specific reference to paragraphs 6.12 and 6.21 of the report and expressed concern about the impact of proposals contained in the Maldon Local Plan and the capacity of the A12 on the local highway network at Hatfield Peverel.

#### **DECISION:**

- (1) That the Inset Map for Bures Hamlet be amended by the removal of the residential development allocation from Sites BURE165 - Land at Colchester Road, Bures Hamlet and BURE166 – Land South of Cambridge Way, Bures Hamlet, to leave both sites without designation. That no other changes be made to the Inset Map.
- (2) That the allocation for North-West, Braintree be changed on the Inset Map to show it as a strategic growth location, and that a new policy for its future development be agreed as set out in the report and below:-

#### *Text*

*The north-west Braintree growth location was originally allocated in the Council's Core Strategy (2011) as a mixed use growth location. A Master Plan for the site was agreed in 2013 and will remain as a guide for the*

*general principle of development on the site in terms of site layout, design, and composition of development including retail provision. The policy below reiterates many of the key expectations for the site, with the addition of greater flexibility on its employment provision. A spine road linking Panfield Lane and Springwood Drive is an essential piece of infrastructure for this development and must be delivered in the early phase of development. It should also be designed to allow for the possibility of an extended spine road to serve development to the north of this site if required.*

*Policy - Strategic Growth Location – North West Braintree*

*A Strategic Growth Location has been identified at North West Braintree, east of Panfield Lane, north of Springwood Drive, Braintree and is shown on the Proposals Map. Development will be expected to provide for;*

- *600 new homes of a mixed size and type appropriate to the area*
  - *Affordable housing as per the Council's requirement*
  - *10ha of employment development*
  - *Land for a new primary school and contributions to existing education facilities*
  - *Early years and childcare facilities potentially co-located with any new primary school*
  - *A local centre including retail, and other appropriate uses*
  - *Contributions to other community facilities as appropriate, including local health facilities*
  - *Public open space, formal and informal recreation, community sports facility,*
  - *Public rights of way suitable for all users linking to the existing rights of way network.*
  - *A spine road connecting Springwood Drive to Panfield Lane*
- (3) That the extent of Site BOCS140 - Land at Rayne Lodge Farm, North of Rayne Road, Braintree be altered to reflect the area approved by planning application 15/01458/OUT.
- (4) That Site BCBG144 - Carier, East Street, Braintree be allocated for residential development.
- (5) That no change be made to the allocations for Sites BRC11H – land at Silks Way, Braintree; BOS16H - Land at Harkilees Way, Braintree; BCBG150 – Land at Stubbs Lane, Braintree; and BCBG148 – Braintree Tennis Club, Clockhouse Way, Braintree.
- (6) That Site BCBG149 – Braintree Town Football Club, Clockhouse Way, Braintree is no longer allocated for residential development.
- (7) That Site BOCN123 - Land off Highfields Stile Road, Braintree be retained as a residential allocation.

- (8) That Site BOCN127 - Land off Elizabeth Lockhart Way, Braintree be retained as an allocation for homes.
- (9) That Site BOCN126 - Land at Dorewards Hall, Braintree is not designated as a strategic growth allocation.
- (10) That Site BOCN128 - Land South of Grove Field, High Garrett is not allocated for residential development.
- (11) That Site BOCN131 – Land at Bovingdon Road, Braintree is not allocated for residential development.
- (12) That the allocation of Site BOCN132 - Land East of Broad Road, Braintree be retained, and the wording of the preamble and Policy LPP18 - Strategic Growth Location – Land East of Broad Road, Braintree be amended as set out in the report and below:-

*Text*

*Land East of Broad Road is a partly brownfield site, located in close proximity to Braintree.*

*This is partly a historic landfill site which also has some employment uses contained within it. Much of the site is wild and is valued by local residents for the formal and informal footpaths across the site. The development of this site must be carried out in partnership with the local community, involving them at all stages on the design and evolution of the site from allocation to planning application and beyond.*

*Policy LPP18 - Strategic Growth Location - Land East of Broad Road, Braintree*

*A Strategic Growth Location has been identified at Land East of Broad Road and is shown on the Proposals Map. Development will be expected to provide for;*

- *1,000 new homes of a mixed size and type appropriate to the area*
- *Affordable housing as per the Council's requirement*
- *Employment development*
- *A new primary school and up to 2 new 56 place early years and childcare facilities potentially co-located with any new primary school*
- *Local retail facilities and contributions to other community facilities as appropriate, including local health facilities*
- *Public open space, formal and informal recreation, which would include improvements to the River Walk to the south of the site and public right of way suitable for all users linking to the town centre*
- *Provision of a Gypsy and Traveller site*

*The main access to the site will be from the A131 with an additional minor vehicle access from Broad Road. All access points will have to be agreed with Essex County Council Highways.*

*The provision of facilities shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.*

- (13) That Site BOCN133 - Land at Deanery Hill, Bocking is not allocated for residential development.
- (14) That the designation of Site BOCN134 - Land at Polly's Hill, Bocking be amended to an 'Extra Care Home'.
- (15) That the strategic growth location allocation for Site BOCN137 – Towerlands, Panfield Lane, Braintree be retained and the Policy be amended as set out in the report and below:-

*Text*

*The former Towerlands golf, equestrian and conference centre closed a number of years ago and has remained vacant since that time. The site is therefore part previously developed. The site would benefit from working with the developer of the neighbouring Panfield Land Growth Location to ensure a comprehensive redevelopment for this part of Braintree.*

*Strategic Growth Location - Former Towerlands Park Site*

*A Strategic growth location has been identified at Towerlands Park and is shown on the Proposals Map. Development will be expected to provide;*

- *600 new homes of a mixed size and type appropriate to the area*
- *Affordable housing as per the Council's requirements*
- *Primary school or contributions towards new primary school provision in the locality*
- *An additional 56 place early years and childcare facilities, potentially co-located with any new primary school*
- *Community facilities, including contributions to local NHS facilities*
- *Local retail facilities; and*
- *Public open space and formal and informal recreation including landscaping to the rural edge.*

*The main access to the site will be from Deanery Hill/Panfield Lane, an additional vehicle access will be sought from the growth location to the south at North West Braintree. All access points will have to be agreed to the satisfaction of Essex County Council Highways.*

*The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.*

- (16) That Site BOCN634 - Field West of Bocking Village (rear of Bocking Primary School), Bocking is not allocated for residential development.
- (17) That Site BOCN635 - Field rear of 105 High Garrett (A131) is not allocated for residential development.
- (18) That Site BOCN607 - Land West of Boones Farm, High Garrett is not allocated for residential development.
- (19) That Site BOCN649 - Land off Convent Lane, Bocking is not allocated for residential development.
- (20) That Site BOCN650 - Land to the rear of Church Street, East of Fennes Road, Bocking is not allocated for residential development.
- (21) That Site BRSO152 - Land adjacent to the Railway and River Brain, Braintree retains its allocation for residential development.
- (22) That Site PANF136 - Land at Panfield, North-West of Springwood Drive, Braintree is not allocated for employment uses.
- (23) That Site BRAW153 - Broomhills Industrial Estate, Braintree retains its allocation for residential development.
- (24) That Sites BRAW154, GNBN265, and GNBN266 - Land South-West of Braintree, r/o Gilda Terrace are not allocated for residential development.
- (25) That site BRAW647 - Land off Queenborough Lane, Rayne is not allocated for residential development.
- (26) That Site GNBN263 - Land between 114 and 126 London Road, Great Notley is not allocated for residential development.
- (27) That Site CRESS201 – Appletree Farm, Polecat Road, Cressing retains its allocation as a residential site and that the development boundary is retained at Hawbush Green, Cressing.
- (28) That Site CRESS192 – Land East of Mill Lane, Cressing is not allocated for residential development.
- (29) That Site CRESS193 - Land between Braintree Road and Mill Lane, Tye Green, Cressing is not allocated for residential development.
- (30) That Site CRESS197 – Holders Farmstead (off B1018), Cressing is not allocated for residential development.
- (31) That Site CRESS198 – Holders Farmstead, Hawbush Green (Polecat Road), Cressing is not allocated for residential development.

- (32) That Site CRESS210 – Land at Ashes Farm, Ashes Road, Cressing is not allocated for residential development.
- (33) That Site CRESS195 – Ivy Cottage, Long Green, Cressing is not allocated for residential development.
- (34) That no further changes are recommended to the Cressing and Tye Green, Cressing Inset Maps.
- (35) That Bellfields, Witham remains allocated as visually important open space.
- (36) That Site WITN425 - 4 and 6 Chipping Hill and adjoining Chipping Hill Industrial Estate, Chipping Hill, Witham be amended to include the adjacent site WITN613.
- (37) That the employment allocation for Sites RIVE362 and RIVE363 – Extension to Eastways Industrial Estate, Witham be retained.
- (38) That Site WITN426 – Land North of Conrad Road, Witham retains its allocation for residential development, but that Site WITN632 – Land at The Willows and Elm Hall Cottages, Cressing Road, Witham remains outside the development boundary.
- (39) That Site WITN428A - Land East of Cressing Road, Witham remains unallocated.
- (40) That Site WITC424 - Land at 8 Collingwood Road, Witham remains allocated for employment uses.
- (41) That Site RIVE360 – Land off Forest Road, Rivenhall (North-East, Witham) retains its allocation for residential development, but that Sites RIVE366A and 366B - Land at Rivenhall (North-East, Witham) remain unallocated.
- (42) That Kings Chase, off Newland Street, Witham be identified as a Comprehensive Development Area, subject to the Policy as set out in the report and below and subject to the Policy being further amended to require the provision of a walking and cycling link between the town centre and Maldon Road Park:-

*Comprehensive Redevelopment Area - Kings Chase*

*Kings Chase is a key walking and cycling link between the Town Centre and Maldon Road Park however the buildings adjacent to the lane were vacated by a department store and require regeneration. Redevelopment should take up opportunities for public realm improvements to upgrade Kings Chase to a shared surface, improve legibility and create a more active frontage along Kings Chase.*

*Kings Chase is located in a Critical Drainage Area (CDA) as defined in the Braintree and Witham SWMP. Any developments should address the drainage infrastructure deficit in its immediate area.*

## *LPP Comprehensive Redevelopment Area - Kings Chase*

*Buildings adjacent to Kings Chase, Newland Street in Witham are allocated as mixed-use redevelopment where a combination of retail and residential uses will be supported.*

*Proposals will have to meet the following requirements:*

- Retention of A class retail uses along the secondary retail frontage.*
- Provision of C3 residential use.*
- Adequate parking for a Town Centre location.*
- Protect and enhance the character of the Conservation Area.*
- Satisfactory service access can be achieved.*
- Public Realm improvements to Kings Chase.*
- Provision of a walking and cycling link between the town centre and Maldon Road Park.*

- (43) That Newlands Precinct, Witham be retained as a Comprehensive Development Area, subject to the amendment of Policy LPP14 as set out in the report and below:-

### *LPP14 Newlands Precinct*

#### *Text*

*6.62 Newlands Precinct shopping centre in Witham town centre is one of the main shopping areas in Witham and includes a wide range of shops selling food, gifts, clothes and other goods. The centre dates from the 1960s and would benefit from refurbishment or redevelopment of both the buildings and the public realm areas. The car park and other land to the rear of the site is included within the policy area to allow for a comprehensive redevelopment of the whole area. Redevelopment will need to respect and enhance the Conservation Area in which the site sits.*

### *LPP14 : Comprehensive Development Area - Newlands Precinct*

*Land at Newlands Precinct, Newlands Drive Car Park, Lockram Lane and Coachhouse Way is allocated as a Comprehensive Development Area for mixed-use development, where a combination of retail, employment, leisure, medical provision, community facilities, car parking and residential uses will be allowed.*

*Newlands Precinct is located in a Critical Drainage Area (CDA) as defined in the Braintree and Witham SWMP. Any developments or extensions should address the drainage infrastructure deficit in its immediate area.*

*A development brief will be produced to guide the redevelopment. The brief and any proposals in advance of the brief should address*

*all the following issues:*

- *Provision of convenience and comparison retail uses,*
- *Refurbishment of Newlands Shopping Centre,*
- *Provision of residential uses,*
- *Satisfactory service access,*
- *Appropriate provision for any displaced parking,*
- *Enhancement to the frontage to Newland Street, the conservation area and the setting of listed buildings,*
- *Retention of pedestrian access through Lockram Lane, and;*
- *Public realm improvements.*

- (44) That Site WITC421 - Land at Gimsons, South of Newland Street, off Kings Chase, Witham retains its allocation for residential development, subject to the Policy as set out in the report and below:-

*LPP Residential Allocation Area - Gimsons*

*Land off Kings Chase, Newlands Street has been identified for a residential development requiring special policy to encourage development due to its opportunities and constraints.*

*Gimsons is located in a Critical Drainage Area (CDA) as defined in the Braintree and Witham SWMP. Any developments should address the drainage infrastructure deficit in its immediate area.*

*The site does not include Gimsons house however the character of the area must be reflected in any proposals. A higher density may be acceptable adjacent to Helen Court care home.*

*Residential Allocation Area - Gimsons*

*Development at land identified at Gimsons will be supported subject to all of the following requirements:*

- *40 new homes,*
- *Provision of vehicular access from River View,*
- *Provision of safe, direct pedestrian and cycle access from Kings Chase through to River Walk,*
- *Contributions towards public realm improvements at Kings Chase,*
- *Provision of formal and informal public open space,*
- *Retention of the visual integrity of the character and setting of Gimsons, and its access,*
- *Adequate protection and enhancement of protected trees, local wildlife sites and ecological integrity of the river view corridor, and*
- *Enhancement of the parkland setting of Gimsons.*

- (45) That Site WITN429 – Land at Rickstones Neighbourhood Centre, Laburnum Way/Dorothy Sayers Drive, Witham be retained as a Comprehensive Redevelopment Area, subject to the Policy as set out in the report and below:-

*LPP15: Comprehensive Redevelopment Area - Rickstones Neighbourhood Centre*

*Land at Rickstones Neighbourhood Centre, Dorothy Sayers Drive, Witham is allocated as a Comprehensive Development Area for a mixed use development where a combination of retail, community uses, public house, pavilion, and residential development and car parking will be supported.*

*Development of the Comprehensive Development Area should be in accordance with the principles of the adopted Supplementary Planning Document.*

- (46) That Site WITW431 - Land between Blunts Hall Road and Teign Drive, Witham retains its allocation for residential development.
- (47) That the strategic growth location allocation at Sites HATF315 and HATF316 - Wood End Farm, adjacent to Lodge Farm, Witham be retained, subject to the amendment of Policy LPP21 as set out in the report and below:-

*LPP21: Strategic Growth Location - Wood End Farm, Witham*  
*A Strategic Growth Location has been identified at Wood End Farm, Witham and is shown on the Proposals Map. Development will be expected to provide;*

- *450 new homes of a mix size and type appropriate to the area,*  
*Affordable housing as per the Council's requirements,*
- *Formal and informal open space, play space and allotments including an appropriate countryside edge to the development and buffering to the railway line,*
- *Contributions to a new primary school and a site for a 30 place early years facility and secondary education, and*
- *Contributions to other community facilities including health provision as required by the NHS.*

*Appropriate vehicular access and improvements as necessary to local road network. Contributions and a route for a cyclepath/footpath between the site and Hatfield Peverel railway station.*

*The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.*

- (48) That the Pre-Submission Inset Map 2A – Witham North and Inset Map 2B – Witham South be amended as shown in the Appendix to the report.
- (49) That the Inset Map for Hatfield Peverel be approved and that Site HATF630 – Bury Farm, Bury Lane, Hatfield Peverel; Site HATF608 - Arla Dairy, Station Road, Hatfield Peverel; Site 313 - Land at Sorrells Field, Bury Lane, Hatfield Peverel; and land to the rear of Station Road and the station car park, Hatfield Peverel are allocated for comprehensive redevelopment, subject to the supporting Policy as set out in the report and below:-

*Land between A12 and Great Eastern Main Line (GEML), Hatfield Peverel*  
An opportunity exists to bring forward this quarter of Hatfield Peverel as a distinctive comprehensive redevelopment area centred on a disused industrial site. This area north of the A12 and south of the railway line benefits from low landscape sensitivity, good access to services and facilities and high connectivity, particularly by rail.

*The brownfield site of Arla dairy currently dominates the landscape with large buildings of industrial character. Both the Great Eastern Main Line (GEML) and the A12 have noise constraints which could best be overcome by innovative high quality design.*

*Within this comprehensive redevelopment, Bury Farm can be intensified to include additional dwellings provided the sensitive rural-urban edge is respected in accordance with policies in the Local Plan as a whole. The row of dwellings to the west of Station Road each have over 150m long gardens to the rear which presents an opportunity for development which would make best use of land within a sustainable location subject to all of this land coming forward. It is proposed to include this within the comprehensive redevelopment area.*

*Given the pressure on car parking experienced at Hatfield Peverel, the comprehensive redevelopment presents an opportunity to expand or intensify the station car park, and improve public transport. This will be included within the site area.*

*Land between A12 and GEML, Hatfield Peverel*

*The following development is supported within the comprehensive redevelopment area at land between A12 and GEML.*

- *Mixed use development of up to 200 dwellings on former Arla Dairy Site (3.8ha)*
- *Up to 45 dwellings on Sorrells Field (2ha)*
- *Up to 20 dwellings on Bury Farm (2.8ha)*
- *Up to 20 dwellings to the rear of Station Road, subject to a masterplan to be agreed with the LPA. Piecemeal development of gardens will be resisted.*
- *Access and capacity improvements to Station Road car park.*

*Development of residential dwellings on these sites will be expected to provide:*

- *A suitable road link between Bury Lane and Station Road to be agreed with the Highways Authority.*
- *Contributions towards highways enhancements on Bury Lane including safer access from the A12 slip road, to be agreed with the relevant Highways Authorities.*
- *Contributions towards enhanced pedestrian and cycle access on Station Road and Bury Lane, linking up to The Street.*
- *Provision of structural landscaping sufficient to mitigate adverse noise and air pollution from the A12, and to provide visual*

- *separation from the strategic highway.*
- *Affordable housing as per the Council's policy.*
- *Provision or contribution to an early years and childcare facility.*
- *Contributions towards Primary and Secondary Education facilities.*
- *Contributions to other community facilities including health provision as required by the NHS.*

- (50) That the Inset Map for Nounsley remains unchanged from that in the draft Local Plan, as shown in the Appendix.
- (51) That the Inset Map for Great Saling village remains unchanged from that in the draft Local Plan, as shown in the Appendix.
- (52) That Fairstead remains as a settlement within the countryside with no development boundary.
- (53) That the Proposals Map remains unchanged from that in the draft Local Plan.

#### 47 **BRAINTREE DRAFT LOCAL PLAN – CONSULTATION RESPONSES – POLICIES**

**INFORMATION:** Consideration was given to a report summarising the comments submitted to the Council following public consultation on the draft Local Plan which had taken place between 27th June 2016 and 19th August 2016.

The Plan included 68 strategic and non-strategic policies set around the key themes of 'A Prosperous District'; 'Creating Better Places'; and 'The District's Natural Environment'. The report summarised the comments submitted in respect of the 'Broadband', 'Homes' and 'Flood Risk, Surface Water Drainage' and 'External Lighting' sections of the Plan and it set out proposed amendments to the text and policies relating to these.

In considering Policy LPP34 – Residential Conversion of Buildings in the Countryside, it was agreed that the final paragraph of the supporting text should be amended by deleting the words 'apply by' and substituting the words 'concur with'.

#### **DECISION:**

- (1) That Policy LPP41 - Broadband and its supporting text be amended as set out in the report.
- (2) That the supporting text for Policy LPP26 - Specialist Housing be amended as set out in the report.
- (3) That Policy LPP28 - Housing Type and Density and its supporting text be amended as set out in the report.
- (4) That Policy LPP29 - Residential Alterations, Extensions and Outbuildings within Development Boundaries and Policy LPP30 - Residential Alterations, Extensions and Outbuildings in the Countryside be combined to form a single policy as set out in the report.

- (5) That Policy LPP31 - Replacement Dwellings in the Countryside be amended as set out in the report.
- (6) That no changes be made to Policy LPP32 - Rural Workers Dwellings in the Countryside, or its supporting text.
- (7) That Policy LPP33 - Infill Development in Hamlets and its supporting text be amended as set out in the report.
- (8) That Policy LPP34 - Residential Conversion of Buildings in the Countryside be amended as set out in the report, subject to the final paragraph of the text being amended to read as follows:-  
  
*Any application for residential development would need to concur with other policies in this Plan in relation to development impacts and suitable amenity, parking and access available.*
- (9) That Policy LPP35 - Garden Extensions be amended as set out in the report.
- (10) That paragraphs 8.65 – 8.67 of the Draft Plan – Flood Risk and Surface Water Drainage be replaced by new text and a new Policy added, as set out in the report.
- (11) That Policy LPP65 - Surface Water Management Plan and its supporting text be amended as set out in the report.
- (12) That Policy LPP66 - Sustainable Urban Drainage Systems and the supporting text for the Sustainable Urban Drainage Systems and Run-Off Rates sections of the Draft Plan be amended as set out in the report.
- (13) That Policy LPP68 - External Lighting and paragraph 8.81 be amended as set out in the report.

During the course of their discussions, Members moved, seconded and agreed, as required by the Constitution, that the meeting be extended beyond 9.00pm to enable all business on the Agenda to be transacted.

At the close of the meeting, the Chairman thanked Officers in the Local Plan Section of the Council for their hard work on the draft Local Plan over the past months.

The Chairman wished everyone a Merry Christmas and a Happy New Year.

The meeting commenced at 6.00pm and closed at 9.28pm.

Councillor Mrs L Bowers-Flint  
(Chairman)

APPENDIX

LOCAL PLAN SUB-COMMITTEE

15TH DECEMBER 2016

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

1 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses Inset Maps - Sites at Bures

Statement by Mr Martin Randall, 8 Parsonage Grove, Bures (Objector)

2 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses Inset Maps - Sites at Bures

Statement by Mr Charles Aldous, Chairman of Colne Stour Countryside Assoc. Ravensfield Farm, Bures (Objector)

3 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses Inset Maps - Site at Colchester Road, Bures

Statement by Mr Robert Erith, Chairman of Dedham Vale AONB and Stour Valley Partnership, Shrubs Farm, Lamarsh, Bures (Objector)

4 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses Inset Maps – Sites at Bures

Statement by Councillor David Lee, for Bures Hamlet Parish Council, c/o Mrs J Wright, Clerk to Bures Hamlet Parish Council, 38 The Paddocks, Bures Hamlet, Bures (Objector)

5 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses Inset Maps – Site BCBG148 – Braintree Tennis Club, Clockhouse Way, Braintree and Site BCBG149 - Braintree Town Football Club, Clockhouse Way, Braintree

Statement by Mr Lee Harding, for Braintree Town Football Club, Braintree Town Football Club, Cressing Road, Braintree (supports use of Tennis Club site as training pitch and allocation of Football Club site for development)

6 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses Inset Maps – Site BOCN132 – Land East of Broad Road, Braintree / Policy LPP18

Statement by Ms Nichola Traverse-Healy, Barton Willmore Planning Consultancy, St Andrews House, St Andrews Road, Cambridge (for Gallagher Estates - promoter of site)

7 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses Inset Maps – Site BOCN137 – Towerlands, Braintree

Statement by Mr Stephen Walsh, Unex House, Church Lane, Stetchworth, Newmarket, Suffolk (Promoter of site)

8 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses Inset Maps – Sites CRESS192 – Land East of Mill Lane, Cressing; CRESS193 - Land between Braintree Road and Mill Lane, Tye Green, Cressing; and CRESS201 - Appletree Farm, Polecat Road, Cressing

Statement by Mr Richard Simpson, Fielding House, Mill Lane, Cressing (Objector)

9 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses Inset Maps – Sites at Cressing

Statement by Councillor Anton Liebscher, for Cressing Parish Council, c/o Mrs Anna Tame, Clerk to Cressing Parish Council, St Barnabas, Claud Ince Avenue, Cressing (Objector)

10 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses Inset Maps – Sites at Cressing

Statement by Councillor James Abbott, Braintree District Councillor for Silver End and Cressing Ward, 1 Waterfall Cottages, Park Road, Rivenhall (General comments)

11 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses Inset Maps – Sites at Cressing

Statement by Councillor Kevin Bowers, Braintree District Councillor for Silver End and Cressing Ward, 9 Longacre Road, Cressing (General comments)

12 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses Inset Maps – Sites at Witham

Statement by Councillor James Abbott, Essex County Councillor for Witham North Division, 1 Waterfall Cottages, Park Road, Rivenhall (General comments)

13 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses Inset Maps – Sites at Rivenhall

Statement by Councillor James Abbott, Braintree District Councillor for Silver End and Cressing Ward, 1 Waterfall Cottages, Park Road, Rivenhall (General comments)

14 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses Inset Maps – Sites at Arla Dairies, Gleneagles Way and Stone Path Drive, Hatfield Peverel

Statement by Mr Eddie Hymas, 14 Rookery Close, Hatfield Peverel (General comments)

15 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses Inset Maps – Sites at Hatfield Peverel

Statement by Mrs Lisa Hanikene, for Stonepath Meadow Residents Association, Crabbs Hill Farm, Hatfield Peverel (General comments)

16 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses Inset Maps – Sites at Hatfield Peverel

Statement by Councillor Les Priestley, for Hatfield Peverel Parish Council, Wadworth, Nounsley Road, Hatfield Peverel (General comments)

17 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses Inset Maps – Site HATF643 – Land West of Ulting Road, Nounsley

Statement by Mr Trevor Wilson, Holly House, Peverel Avenue, Nounsley (Objector)