

Minutes

Local Development Framework Panel

23rd October 2008



Members in attendance:

| Councillors | Present | Councillors | Present |
|-----------------------|-----------|---------------------|------------------|
| Miss L Barlow | Apologies | H J Messenger | Yes |
| G Butland | Apologies | Lady Newton | Yes |
| N R H O Harley | Yes | Mrs W D Scattergood | Apologies |
| M C M Lager | Yes | Miss M Thorogood | Apologies |
| N G McCrea (Chairman) | Yes | R G Walters | Yes left at 6:45 |

40. Others in attendance:

Eleanor Dash, Planning Policy Manager
Paul Munson, Deputy Director of District Development
Dave Cookson, Planning Policy Consultant, Development Services
Melanie Ward, Locality Support Officer (Minute Clerk)
Councillor David Mann, Ward Member for Bocking North

Members of Public in attendance:

Sarah Kirk, Countryside Properties

41. Apologies

Councillors Miss Barlow, G Butland, Mrs Scattergood, Miss Thorogood

42. Declarations Of Interest

No interests declared.

43. Minutes

The minutes of the Local Development Framework Panel meeting held on 24th September 2008 were agreed as correct records and signed by the Chairman.

44. Question Time

No questions were raised.

45. Draft Braintree District Sustainable Community and Core Strategy Technical Supplement

Full Council had delegated the approval of the Technical Supplement to the LDF Panel for public consultation.

The Technical Supplement had been produced to provide additional technical justification for the Main Consultation Document. This was considered necessary to ensure that all relevant matters were in the public domain for consultation.

Each section of the Supplement sets out:

- A list of all the other plans policies, technical report and other information used to inform that section.
- An explanatory text giving the background to the matters covered in the theme and the reasons for the policies/proposals as set out.
- The Preferred Options for the policies and proposals themselves
- Any alternatives that had been considered but rejected.

A number of Appendices explaining terms, sources etc will be included.

The following matters were raised/noted in relation to the Supplement.

Members raised issues relating to the consistency of figures in the two documents, in relation to housing numbers.

It was agreed that these figures would be checked and amended to ensure consistency as appropriate before publication.

Issues were also raised over development in villages, especially in relation to affordable housing. It was explained that there was still provision for securing affordable housing in all villages (subject to local need) in the new policies. The six larger villages were being proposed for more development, but within their existing built-up areas.

There would be ample opportunities for all Parish Councils and residents to debate the detail of village envelopes in the Site Allocations Document that would be produced once the Core Strategy was nearing adoption. This could potentially offer some flexibility for development in the villages, provided it did not conflict with the overall Core Strategy.

The Supplement explained how the Growth Locations had been assessed and arrived at by means of a schedule and maps, using a Green / Amber/ Red system to show their relative suitability for development.

There was some debate about the merits of the various locations, and in particular about the description of the locations marked “amber”.

It was agreed to redefine these as.... **“Locations that are considered much less suitable for development”**

It was also agreed to amend the description of location 12 to read ...” **Land off Panfield Lane**”, to avoid problems with the location of the sports fields in the area which is to the east of Panfield Lane.

It was explained that as no greenfield growth was being proposed at Halstead, the schedule and maps did not include any analysis of locations around the town.

It was noted that it was not possible to amend the actual policies themselves at this stage as they had been approved by Cabinet. However members requested that one of the Options listed for an alternative policy under the Environment Theme should be brought back for reconsideration and possible inclusion in the Submission document after the current consultation. That alternative reads;

‘Promote and secure the highest standards of new development, especially where they would regenerate and upgrade the existing character of towns and villages’.

Finally it was noted that changes to the Strategy Statement and Objective 12 had been previously agreed by Cabinet.

Decision:

The Panel approved the Technical Supplement for public consultation with the Draft Braintree District Sustainable Community and Core Strategy, subject to the following amendments

Action:

- a. Consistency of figures in the two documents to be checked
- b. Reference to be made to reviewing village envelopes within the Allocations document
- c. Re-wording under the analysis of the presentation options as set out above.

46. Any Other Business

No items for inclusion.

47. Private Session

No items for inclusion.

48. Date Of Next Meeting

It was agreed that the Local Development Framework Panel meetings of the 5th November 2008 and the 7th January 2009 be cancelled. An additional meeting to be arranged for 5th February 2009 at 6pm for the Panel to consider an initial report on representations received during the consultation, which closes on the 19th December.

Action:

- a. Venue to be arranged and confirmed
- b. Progress reports to be issued to Local committees after next LDFP meeting.

The meeting commenced at 6:00pm and closed at 7:10 pm

N G McCrea (Chairman)