

# Minutes

## Local Development Framework Sub- Committee 8<sup>th</sup> May 2013

Present:

Councillors	Present	Councillors	Present
D L Bebb	Yes	Lady Newton	Apologies
G Butland	Yes	W D Scattergood (In the Chair)	Yes
A V E Everard	Yes (until 7.20pm)	C Siddall	Yes (until 7.15pm)
M C M Lager	Yes	M Thorogood	Apologies
J M Money	Yes	R G Walters	Apologies

### 73 **DECLARATIONS OF INTEREST**

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

All Councillors declared a non-pecuniary interest in Agenda Item 5 – Site Allocations and Development Management Plan - Inset Plans and, in particular, Site ASH3HAlt – Street Farm, Ashen as the owner of the site was a former Braintree District Councillor, Councillor R Bolton who spoke at the meeting in support of the site was a serving Braintree District Councillor, and the Agent who spoke at the meeting was a former employee of Braintree District Council, all of whom were known to them.

All Councillors, except Councillor Money, declared a non-pecuniary interest in Agenda Item 5 – Site Allocations and Development Management Plan - Inset Plans as Mr A Butcher, who was employed by Strutt and Parker LLP the Agent for sites GRB1HAlt – The Glebe Meadow, adjacent to the Church, Great Bardfield; PEB1HAlt – Land between the Church and the school, Pebmarsh; PEB3HAlt – South of The Street, Pebmarsh; PEB4HAlt – Land at Clay Hills (football pitch), Pebmarsh; COLHAlt1 – Land at Brook Farm, Brook Street, Colne Engaine; and COLHAlt2 – Land at Brook Farm, off Church Street, Colne Engaine, was a former employee of Braintree District Council, who was known to them. Mr Butcher attended the meeting to observe, but he did not speak.

All Councillors, except Councillors Everard and Siddall who had left the meeting at the time the interest became apparent, declared a non-pecuniary interest in Agenda Item 5 – Site Allocations and Development Management Plan - Inset Plans and, in particular, Site COLHAlt1 – Land at Brook Farm, Brook Street, Colne Engaine and Site COLHAlt2 – Land at Brook Farm, off Church Street, Colne Engaine, as the owner of the sites was known to them.

In accordance with the Code of Conduct, all Councillors remained in the meeting and took part in the discussion when the matters were considered.

74 **MINUTES**

**DECISION:** The Minutes of the meeting of the Local Development Framework Sub-Committee held on 11<sup>th</sup> April 2013 were confirmed as a correct record and signed by the Chairman.

75 **QUESTION TIME**

**INFORMATION:** Fourteen statements were made. Members of the Sub-Committee agreed that the public should speak immediately prior to each village being considered rather than during Question Time. 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.

76 **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN DRAFT - INSET PLANS FOR SITE SIB9X TO THE REAR OF THE SWAN PUBLIC HOUSE, SIBLE HEDINGHAM, SILVER END, STEEPLE BUMPSTEAD, GREAT BARDFIELD, ASHEN, PEBMARSH, BURES HAMLET, COLNE ENGAINE, LAMARSH and ALPHAMSTONE, FOXEARTH and LISTON, BULMER and BULMER TYE, BELCHAMP OTTEN and BELCHAMP ST PAUL, TERLING, FAIRSTEAD and FULLER STREET, GREAT SALING, BELCHAMP WALTER, BRADWELL, LITTLE MAPLESTEAD, STAMBOURNE Chapel End Way, STAMBOURNE Dyers End, TILBURY JUXTA CLARE and WHITE NOTLEY**

(Councillor Gill Massey, Chairman of Sible Hedingham Parish Council attended the meeting and spoke on this item and, in particular, site SIB9X - Land at the former Swan Public House, Swan Street, Sible Hedingham).

(Councillor Robert Bolton (District Council Ward Councillor for Upper Colne) attended the meeting and spoke on this item and, in particular, site ASH3HAlt – Street Farm, Ashen).

**INFORMATION:** Mrs E Dash, Planning Policy Manager, presented a report on the preparation of the Site Allocations and Development Management Plan and the Draft Inset Plans to be included within it. The report included proposed Inset Plans for the villages as set out above in the heading to this Minute. The report referred also to site SIB9X – Land to the rear of the former Swan Public House, Swan Street, Sible Hedingham. Consideration of this site had been deferred at the last meeting to enable Officers to report back on any options which could bring about improvements to the building and the environment on the basis of these being cost neutral with no financial gain.

A Site Allocations and Development Management Plan was required to set out land allocations and policies, against which future planning applications for development in the District would be determined over the period to 2026. The Plan had to be in accordance with the Council's Core Strategy which set out the overall strategy for future

development in the District and the number of dwellings for which land should be allocated, details of which were set out in the report.

Public consultation on the draft Site Allocations and Development Management Plan had taken place between 9<sup>th</sup> January and 22<sup>nd</sup> February 2013. The report summarised the representations which had been received and set out the Officers' comments on these, including additional sites which had been proposed. The report recommended the inclusion of sites within the 'Submission Draft' of the Site Allocations and Development Management Plan which would be published for a six week period. Any representations submitted during that time would be considered by an Inspector appointed by the Planning Inspectorate to examine the soundness of the Plan.

In discussing this item, Councillor Scattergood referred to an E-Mail which had been received from Councillor Abbott, District Council Ward Councillor for Bradwell, Silver End and Rivenhall. Councillor Abbott wished to have it recorded that he supported fully all the Officer recommendations in respect of Silver End and that the Inset Map accurately detailed the local community's wishes for Silver End.

**DECISION:** That, subject to the draft Site Allocations and Development Management Plan being approved in its entirety by the Council for public consultation:-

- (1) With specific reference to site SIB9X – Land to the rear of the former Swan Public House, Swan Street, Sible Hedingham:-
  1. That the issue of 'enabling development' for the development of the former Swan Public House be considered in the context of a planning application and not as part of the Site Allocations and Development Management Plan process.
  2. That the development boundary to the rear of the Swan Public House be not amended and site SIB9X not included within the development boundary.
- (2) That the Inset Plans and recommendations as set out in the report for the villages of Silver End, Steeple Bumpstead, Great Bardfield, Ashen, Pebmarsh, Bures Hamlet, Colne Engaine, Lamarsh and Alphamstone, Foxearth and Liston, Bulmer and Bulmer Tye, Belchamp Otten and Belchamp St Paul, Terling, Fairstead and Fuller Street, Great Saling, Belchamp Walter, Bradwell, Little Maplestead, Stambourne Chapel End Way, Stambourne Dyers End, Tilbury Juxta Clare and White Notley be approved, subject to the recommendations relating to Ashen, Bures Hamlet, and Belchamp Otten and Belchamp St Paul being amended as follows :-

#### Ashen

- 1 That alternative Site ASH3HAIt – Street Farm, Ashen be included in the Draft Site Allocations and Development Management Plan.
- 2 That no other changes in respect of Ashen be made to the Draft Site Allocations and Development Management Plan to be published for consultation and none of the other alternative sites put forward be included within it.

Bures Hamlet (typographical amendments only)

1. That no changes be made to the Draft Site Allocations and Development Management Plan Inset Map 14 for Bures Hamlet.
2. That none of the alternative housing sites put forward for Bures Hamlet be allocated.
3. That no amendment be made to the classification of Bures Hamlet as an 'Other Village'.

Belchamp Otten and Belchamp St Paul

1. That the amended extent of the Churchyard/Cemetery at Belchamp Otten, as shown in the Appendix to the report, be approved, subject to the exclusion of the wall.
2. That the additional areas of Visually Important Open Space at Belchamp St Paul, as shown in the Appendix to the report, be approved.
3. That no other changes to the plans for Belchamp Otten and Belchamp St Paul which have been published for consultation, nor any of the alternative sites, be approved.

At the close of the meeting, Members were reminded that additional meetings of the Sub-Committee had been arranged for 30<sup>th</sup> May 2013 (to be held in Witham) and 13<sup>th</sup> June 2013 (now to commence at 7.00pm).

However, the additional meeting scheduled for 3<sup>rd</sup> June 2013 would have to be re-arranged as some Members were unable to attend. Details of two possible, alternative meeting dates would be notified to Members by E-Mail and Councillors would be asked to indicate which of these dates was preferable. (Post Meeting Note:- The meeting has been arranged for 17<sup>th</sup> June 2013).

The meeting commenced at 6.00pm and closed at 8.10pm.

NOTE: This meeting was not webcast, but an audio recording was taken which has subsequently been made available on the Council's website as a podcast.

Councillor W D Scattergood

(Vice-Chairman in the Chair)

## APPENDIX

### LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE

8<sup>TH</sup> MAY 2013

#### PUBLIC QUESTION TIME

##### Details of Questions Asked / Statements Made During Public Question Time

1. Statements Relating to Item 5 - Site Allocations and Development Management Plan - Inset Plans for Site SIB9X to the rear of the Swan Public House, Sible Hedingham, Silver End, Steeple Bumpstead, Great Bardfield, Ashen, Pebmarsh, Bures Hamlet, Colne Engaine, Lamarsh and Alphamstone, Foxearth and Liston, Bulmer and Bulmer Tye, Belchamp Otten and Belchamp St Paul, Terling, Fairstead and Fuller Street, Great Saling, Belchamp Walter, Bradwell, Little Maplestead, Stambourne Chapel End Way, Stambourne Dyers End, Tilbury Juxta Clare and White Notley

##### Sible Hedingham

- (i) Statement by Mrs Linda Waller, Rose Cottage, Swan Chase, Sible Hedingham (Re. Site SIB9X - Land at the former Swan Public House, Swan Street, Sible Hedingham). Mrs Waller declared a non-pecuniary interest in this matter as a Member of Sible Hedingham Parish Council. Mrs Waller indicated that she was speaking in a private capacity and not on behalf of the Parish Council (Objector)
- (ii) Statement by Councillor Gill Massey, Chairman of Sible Hedingham Parish Council (Re. Site SIB9X - Land at the former Swan Public House, Swan Street, Sible Hedingham) (Objector)

##### Steeple Bumpstead

- (i) Statement by Mrs Ann Hilton, Fftches, 1 Churchfield Cottages, Steeple Bumpstead (Re. Site STE1H – Land to the South West of Freeze’s Barns, off Water Lane, Steeple Bumpstead and Site STE2HAlt – Land North East of Freeze’s Barns, off Water Lane, Steeple Bumpstead) (Objector)
- (ii) Statement by Mr Edward Bloxham, Fftches, 1 Churchfield Cottages, Steeple Bumpstead (Re. Site STE1H – Land to the South West of Freeze’s Barns, off Water Lane, Steeple Bumpstead and Site STE2HAlt – Land North East of Freeze’s Barns, off Water Lane, Steeple Bumpstead) (Objector)
- (iii) Statement by Mr Lawrence Cox, 32 Craig Wood Drive, Ferndown, Dorset (Re. Site STE7HAlt - Steeple Bumpstead) (Supporter)
- (iv) Statement by Mr Richard Argent, Blois Meadow Business Centre, Blois Meadow, Steeple Bumpstead (Re. Blois Meadow Business Centre, Steeple Bumpstead) (Supporter)

### Great Bardfield

- (i) Statement by Mr Nigel Chapman, Kings House, Colchester Road, Halstead (Re. Land rear of Place House, Dunmow Road, Great Bardfield) (Agent)
- (ii) Statement by Mr James Firth, Strutt and Parker LLP, Coval Hall, Chelmsford (Re. Site GRB1HAlt - The Glebe Meadow, adjacent to the Church, Great Bardfield) (Agent)

### Ashen

- (i) Statement by Mr Paul Munson, c/o Mr Nigel McCrea, Street Farm, The Street, Ashen (Re. Site ASH3HAlt – Street Farm, Ashen) (Agent)
- (ii) Statement by Councillor Robert Bolton, Elstree, Birdbrook, Halstead (Re. Site ASH3HAlt – Street Farm, Ashen) (for Site Owner)

### Pebmarsh

- (i) Statement by Mr James Firth, Strutt and Parker LLP, Coval Hall, Chelmsford (Re. Site PEB1HAlt – Land between the Church and the school, Pebmarsh) (Agent)
- (ii) Statement by Mr James Firth, Strutt and Parker LLP, Coval Hall, Chelmsford (Re. Site PEB3HAlt – South of The Street, Pebmarsh and Site PEB4HAlt – Land at Clay Hills (football pitch), Pebmarsh) (Agent)
- (iii) Statement by Mrs Katy Stimpson, (address not available) (Re. Site PEB8HAlt, Pebmarsh) (Supporter)

### Colne Engaine

Statement by Mr James Firth, Strutt and Parker LLP, Coval Hall, Chelmsford (Re. Site COLHAlt1 – Land at Brook Farm, Brook Street, Colne Engaine and Site COLHAlt2 – Land at Brook Farm, off Church Street, Colne Engaine (Agent)